

City of Mountain View



2005-2010 CONSOLIDATED PLAN



MAY 2005

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I. Executive Summary

Consolidated Plan Process

The Consolidated Plan is a comprehensive planning document that identifies a jurisdiction's overall needs for affordable housing, homeless programs and nonhousing community development activities. It includes a five-year strategy that establishes priorities for meeting those needs and identifies available resources to address the needs.

Title 24 Code of Federal Regulations Part 91 specifies that jurisdictions must prepare and adopt a Consolidated Plan in order to be eligible to apply for direct federal assistance under certain programs such as the Community Development Block Grant (CDBG) Program and Home Investment Partnership (HOME) Program.

The Consolidated Plan uses 2000 Census data and other available data (surveys, State data, Housing Authority data, etc.) as well as information from the City's Housing Element, Parks and Open Space Plan and Capital Improvement Program to identify needs. Public input during the Consolidated Plan process was also considered in identifying community needs. The City's Human Relations Commission held three meetings to gather public comments and two public hearings were held by the City Council. The Mountain View Consolidated Plan covers the period from July 1, 2005 – June 30, 2010.

Definitions

Throughout the Consolidated Plan, there is reference to "lower income" households, defined as households earning up to 80 percent of the County median income. Other common terms in the document are defined below:

- **Extremely Low Income** – Households earning up to 30% of the County median income.
- **Very Low Income** – Households earning between 31-50% of the County median income.
- **Low Income** – Households earning between 51-80% of the County median income.
- **Housing Problems** – refers to any of the following: 1) units with physical defects (lacking complete kitchen or bathroom); 2) overcrowded conditions, defined as having more than one person per room; 3) housing cost burden, including utilities, exceeding 30 percent of gross income; or 4) severe housing cost burden, including utilities, exceeding 50 percent of gross income.
- **Household Types** - Large Related (5 or more related persons); Small Related (2-4 related persons); Other Households (non-senior 1 and 2 person households and unrelated households).
- **Poverty Line** – The level of income below which one cannot afford to purchase all basic necessities. The official U.S. Census poverty thresholds do not vary geographically. For 1999 the poverty line for a one-person household was \$8,667 if under the age of 65 and \$7,990 if over age 65. For a four person household including two children, the poverty line was \$16,895 (equivalent to 20% of the 1999 median income).

Demographics

The 2000 U.S. Census showed that Mountain View is a highly diverse community with a majority of the households (58 percent) being renters. 20.4 percent of the City's total households in 2000 were Extremely Low Income or Very Low Income (earning up to 50 percent of the County median income), and 9.5 percent were Low Income (earning up to 80 percent of the County median income), so about 30 percent of the City's total population are lower income households.

The proportion of lower income households (earning up to 80 percent of the median income) was higher among Hispanic (53.6 percent) and Black (41.8 percent) households than for White (26.3 percent) and Asian (28 percent) households. Between 1990 and 2000, Hispanic and White households experienced an increase in the proportion of lower income households, but Black households experienced a decline in this percentage.

According to the Census in 2000, 6.8 percent of the population and 3.6 percent of families in Mountain View had incomes below the poverty line in 1999. Out of the total population, 7.2 percent of those under the age of 18 and 5.9 percent of those 65 and older were living below the poverty line. There has been an increase in the number of persons living below the poverty line from 6 percent (4,157) in 1989 to 6.8 percent (4,749) in 1999.

The senior population increased by 12.4 percent from 1990 to 2000, and is expected to continue increasing in the future. The 2000 Census shows there are 1,218 lower income seniors, representing about 4% of the total City population.

Information from the Countywide Homeless Survey indicates that there are 7,646 unduplicated cases of homelessness countywide, of which 36 percent were in shelters and 64 percent were unsheltered.

Needs

Based on Census data and other available data and documents, those groups with the most housing needs in Mountain View are the following:

- **Renter households** in general had a higher level of housing problems (42.5 percent) than owner households (31.1 percent).
- **Large family households** (5 or more related persons) had the highest level of housing problems regardless of income level or tenure. Cost burden was the primary problem. This was especially true for extremely low-income large households (\leq 30 percent of median income) where 100 percent of homeowners and 98.5 percent of the renters experienced housing problems. Very low income (31-50 percent of median income) large households also experienced a significant proportion of problems (91.3 percent for renters and 83.3 percent for homeowners), as did low income (51-80 percent of median income) large family renters (91.5%).
- **Small family renter households** (2 to 4 related persons) also experienced housing problems, although not as severe as large families. 92.9 percent of very low-income small family households had housing problems, as did 81.5 percent of extremely low income and 79.8 percent of low-income small families. Cost burden was a primary problem.
- **Small family homeowners** also had housing problems, but not as severe as their renter counterparts (75.8 percent of very low income, 74.8 percent of extremely low income and 66.5 percent of low income small family homeowners had housing problems).

- **Other households** (consisting of non-senior singles and unrelated persons) also had housing problems with 93.2 percent of very low income, 80.4 percent of extremely low income and 69.2 percent of low-income renters experiencing housing problems. Homeowners also had housing problems, but in lower percentages.
- **Seniors** (1-2 person households) fared a little better than all the above households, with approximately 75.6 percent of very low-income and 57.3 percent of extremely low-income elderly renters experiencing a housing problem (primarily cost burden). For senior homeowners, 64 percent of extremely low-income and only 36.6 percent of very low income had at least one housing problem.
- Among **seniors**, **small family** households and **other households**, the very low-income groups (31-50 percent of median income) had higher percentages of housing problems than their extremely low income (\leq 30 percent of median income) counterparts. This was also true for small family homeowners, where 74.8 percent of extremely low-income households had housing problems but 75.8 percent of very low income had housing problems. This situation may be due to fewer housing assistance programs targeted to the very low income group

Other Needs

Among special needs groups, affordable housing continues to be a need for frail seniors, persons with disabilities, female-headed households, persons with HIV/AIDS, and persons with alcohol or other drug addictions.

Among the Countywide homeless population, there is a need for affordable housing, transitional housing, short-term shelter and support services for the homeless.

Community Development Needs

Addressing non-housing community development needs is important in order to create more livable, better functioning and more attractive neighborhoods as well as providing access to services and programs that provide opportunities for self-sufficiency.

Based on the City's Capital Improvement Program (CIP), there is a need for on-going maintenance of streets, sidewalks, water mains, sewer mains, etc. in order to preserve the City's investment in existing infrastructure. There is also a need to make streets, sidewalks and City facilities accessible per the requirements of the Americans with Disabilities Act (ADA) requirements.

The City's Parks and Open Space Plan, identifies a need to preserve and maintain existing parks and open space as well as increase park and open space resources and address the needs of areas that are deficient in open space, such as the San Antonio area.

The Parks and Open Space Plan also identifies a need to take advantage of opportunities that come up for open space acquisition.

Due to the large number of layoffs in recent years and increased vacancies for office, industrial and R&D space, there is a need for job training and re-employment to assist laid off workers to find new employment opportunities and to attract new businesses to the area as well as maintain the existing businesses.

A variety of public services are needed to provide food, shelter and clothing to low income persons, prevent homelessness, provide shelter and support services to those who are homeless, and help seniors survive on their limited incomes and continue living in their homes.

Fair Housing

According to the City's Analysis of Impediments to Fair Housing Choice (AI), updated in June 2004, disability accounts for the majority of fair housing cases in the City, followed by national origin, race and familial status. Based on data from 1998 to 2003, in 45 percent of the cases the complainant was White, in 22 percent of the cases the complainant was Black and in 18 percent of the cases the complainant was Hispanic.

Priorities

Based on the identified needs, the following groups are identified as having the highest priority for the provision of affordable housing and support services:

Renter Households

Renter households in general had the highest needs and therefore are given the highest priority for assistance.

- **Large Families** (98.5 percent of extremely low, 91.3 percent of very low and 91.5 percent of low income had housing problems)
- **Other Households** (non senior singles and unrelated households) (93.2 percent of very low income and 80.4 percent of extremely low income households had housing problems)
- **Small family households** (92.9 percent of very low income and 81.5 percent of extremely low income had housing problems)
- **Seniors** (75.6 percent of very low income had housing problems)

Homeowners

Homeowners in general had fewer housing problems than renters, however, certain households did exhibit significant housing needs.

- **Large Families** (100 percent of extremely low income and 83.3 percent of very low income had housing problems)
- **Small Families** (75.8 percent of very low income and 74.8 percent of extremely low income had housing problems)
- **Other Households** (73.4 percent of extremely low income and 71.4 percent of very low income had housing problems)
- **Seniors** (64 percent of extremely low income had housing problems)

5 Year Strategy for Use of CDBG and HOME Funds

Housing Strategy

Despite the downturn in the economy, housing costs remain high and housing affordability continues to be a major issue. Increasing the supply of affordable housing is therefore a primary goal of the Consolidated Plan.

The City's Housing Strategy is detailed in the City of Mountain View 2002 Housing Element. The Housing Element identifies a number of Actions the City intends to carry out in order to increase and preserve the supply of affordable housing. In particular, the Housing Element Actions listed below are incorporated into the Consolidated Plan and may involve the use of CDBG and/or HOME funds in addition to other funding sources.

- Encourage the development of housing for very low and low income families and individuals throughout the City and work toward the goal of 150 units of new family housing (especially for large families).
- Encourage the development of senior housing, including projects with centralized facilities or congregate care, and work toward the goal of developing 100 new senior housing units (especially for very low and extremely low income).
- Explore opportunities to work with property owners and/or non-profit developers to acquire, rehabilitate and preserve at least 50 units of affordable housing, should an appropriate property be identified.
- Preserve the existing affordable housing stock by using CDBG funds (and other available funding sources) to address rehabilitation needs.
- Continue to fund a Home Repair/Home Access Program that assists low income homeowners and disabled persons with home repairs and adaptations to their homes to make them accessible.
- Work with nonprofit agencies, other cities and the County as well as housing developers, on regional approaches to provide housing for persons with physical or mental disabilities, victims of domestic violence, and the homeless. Work toward the goal of 50 housing units for special needs groups in the region to be developed in partnership with other jurisdictions.

Homeless Strategy

Homelessness is a shared problem among Santa Clara County jurisdictions, since homeless individuals and families do not necessarily follow jurisdiction boundaries, nor do facilities and services for the homeless. As such, regional approaches to addressing homelessness are more appropriate. The City of Mountain View intends to continue participating in regional programs and activities to both prevent persons from becoming homeless and to end the cycle of homelessness for those who are homeless. The City intends to carry out the following Housing Element Actions over the next five years to address the issue of homelessness.

- Continue to support programs that protect people from becoming homeless by providing emergency assistance.
- Take part in regional efforts to support and develop programs that provide emergency rent and utility payments and security deposit assistance.
- Continue to participate in regional homeless programs.
- Continue to fund or support programs that provide short-term shelter to persons who are homeless or at risk of homelessness, including homeless and runaway youth.
- Continue to support the operation of the local rotating shelter program that provides shelter for up to 12 homeless persons per night in local churches.

- Continue to support Mountain View's six-bed transitional house for previously homeless persons and other transitional housing programs.

Community Development Strategy

The City's Community Development Strategy involves focusing on neighborhoods with concentrations of lower income households in order to maintain streets and public improvements in good condition, provide adequate recreational opportunities in the form of parks and open space and improve accessibility for disabled residents. The Community Development Strategy also involves providing a variety of public services to those most in need.

- Make streets, sidewalks and City facilities disability accessible, pedestrian friendly and in compliance with the Americans with Disabilities Act (ADA) standards, based on the availability of CDBG funds after housing priorities have been addressed.
- Preserve and maintain existing parks and open space and when possible, increase park and open space resources and address the needs of areas that are deficient in open space, such as the San Antonio area, by taking advantage of opportunities that come up to acquire open space.
- Provide funding and support to a variety of public services to help low income persons meet basic needs, prevent from becoming homeless, provide shelter and support services to those who are homeless, and help seniors survive on their limited incomes and continue living in their homes.

Fair Housing

The City intends to continue its strong support of fair housing and equal opportunity by continuing to fund fair housing services. The City's Analysis of Impediments to Fair Housing Choice identifies the following actions and strategies which the City intends to pursue in order to address potential fair housing impediments:

Continue to provide funding for fair housing outreach activities and case investigation; at least eight housing discrimination cases to be investigated and 11 outreach activities to be carried out annually.

Continue to participate in a countywide fair housing task force in order to improve the provision of fair housing services on a regional basis.

Develop a systematic method for proactive fair housing testing of housing in Mountain View and carry out testing of at least two properties each year.

Expand public outreach efforts to provide information regarding fair housing services in Mountain View, such as providing a direct link from the City's web site to the fair housing agency's web site, utilize the City's newsletter, "The View", to provide information on fair housing services, sponsor a community event during fair housing week and provide bilingual outreach material.

II. Consolidated Plan Process

What is the Consolidated Plan

The Consolidated Plan is a comprehensive planning document that identifies a jurisdiction's overall needs for affordable housing, homeless programs and non-housing community development activities. It includes a five-year strategy that establishes priorities for meeting those needs and identifies available resources to address the needs.

Title 24 Code of Federal Regulations Part 91 – Consolidated Submissions for Community Planning and Development Programs, specifies that jurisdictions must prepare and adopt a Consolidated Plan in order to be eligible to apply for direct federal assistance under certain programs such as the Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) Program. The purpose of the Consolidated Plan process is to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low and moderate income persons.

Every five years the federal government requires that the Consolidated Plan be updated and during the intervening years, a one-year action plan must be submitted to the U.S. Department of Housing and Urban Development (HUD) for approval, along with any substantial changes to the Consolidated Plan. The Consolidated Plan establishes the City of Mountain View's five-year strategy for the use of CDBG/HOME funds during the period beginning July 1, 2005 through June 30, 2010.

Summary of the Consolidated Plan Process and Lead Agency

The City of Mountain View's Community Development Department, Neighborhoods Division, is responsible for the development and implementation of the Consolidated Plan. The City of Mountain View along with the other jurisdictions in Santa Clara County, participated in a countywide contract with a consultant (Cotton/Bridges/Associates) for of the Consolidated Plan. This process allowed for significant cost savings in the collection of the housing market and homeless needs data for preparation of the Consolidated Plan and a consistent presentation of data allowing for meaningful comparisons to be made in evaluating conditions countywide and among jurisdictions.

Citizen Participation Process

The City of Mountain View followed its Citizen Participation Plan (Attachment 1 under the Appendix), in developing the Consolidated Plan. It is the goal of the City to encourage and facilitate participation of residents in the formulation of priorities, strategies and funding allocations for the Consolidated Plan. The Consolidated Plan process emphasizes the involvement of low and moderate income persons, especially those living in low and moderate income neighborhoods and diverse populations, including people who do not speak English and persons with disabilities.

Beginning with Fiscal Year 2005-06, the City of Mountain View is implementing a two-year budget cycle for public service programs. Under the two-year budget cycle, programs that receive CDBG funding for Fiscal Year 2005-06 will also receive conditional funding (based on satisfactory performance during Fiscal Year 2005-06) for funding in Fiscal Year 2006-07. All programs with satisfactory performance will receive a proportional share of the available budget in Fiscal Year 2006-07. Capital projects will continue to be funded on an annual basis in

order for the City to maintain flexibility to fund projects when they are ready to utilize the funds, which is necessary in order to comply with CDBG Program expenditure requirements.

Housing Element Outreach

The preparation of the 2005-2010 Consolidated Plan builds upon the public participation and input provided in developing the City's 2002 Housing Element. The City of Mountain View conducted an extensive outreach and public participation program in updating the Housing Element. Some components of this public outreach included the following:

- A community workshop was held on January 31, 2001, which was attended by 90 people. The purpose of the workshop was to define local housing issues. This meeting was advertised in the newspaper; with neighborhood "yard" signs; on cable TV, the City's web site, and with a broad mailing to about 200 people.
- Eleven Environmental Planning Commission meetings and public hearings were held between 2001 and 2002 to obtain public input regarding housing needs and to review drafts of the Housing Element
- Four City Council study sessions and public hearings were held to obtain public input on housing needs and the draft Housing Element.
- Two focus groups were held with stakeholders in the housing community. On July 12, 2001 a focus group meeting was held with low-income renters and on July 20, 2001 a focus group meeting was held with landlords. The meeting with renters was facilitated by the City's Spanish-speaking outreach worker.

The City's 2002 Housing Element was adopted by the City Council on December 10, 2002. State Housing Element law requires that local jurisdictions outline the housing needs in the community, the barriers or constraints to providing that housing, and actions proposed to address these concerns over a five-year period. The City's 2002 Housing Element sets forth a five year plan of goals, policies and implementing actions the City intends to carry out to address the identified housing needs in the Housing Element. The Housing Element is the City's overall guiding housing plan and sets out the overall housing goals for the City. The Consolidated Plan focuses on those goals that will benefit lower income households and identifies which of the Housing Element goals are anticipated to be carried out using federal CDBG and HOME funds allocated to the City.

Consolidated Plan Outreach

To facilitate participation in development of the 2005-2010 Consolidated Plan, the City carried out the following outreach efforts:

- A community Needs Assessment Hearing was held on January 6, 2005 by the City's Human Relations Commission (HRC). The meeting was held in the Community Center, which is disability accessible, so that people with disabilities could attend. The City's Outreach Workers provided translation services in Spanish, Russian and Mandarin. Comment cards were provided for those who preferred providing written comments. An extensive amount of outreach was carried out for this meeting, consisting of the following:
 - Meeting notices were translated into Spanish, Russian and Mandarin.
 - Notices were mailed to social service agencies, managers of subsidized housing, local churches, individuals and groups interested in the CDBG/HOME Programs, the Human Relations Commission listing of interested parties, and other groups.

- Notices were posted at the Senior Center, Community Center, Library and City Hall. Yard signs were also used at the Community Center to encourage people to attend.
 - Announcements were placed in the following newspapers: Mountain View VOICE, San Jose Post Record, Nuevo Mundo and El Observador (Spanish language newspapers), Epoch Times (Chinese newspaper), Russian newspaper and the NAACP listing of community events.
 - The City's bilingual outreach workers distributed over 200 copies of the meeting notice throughout the community and made presentations at local churches and to community groups regarding the importance of attending this meeting.
 - A notice was sent to the local cable TV station (CMTV) for inclusion under Community Events.
- On March 21, 2005 a Draft Consolidated Plan was circulated to local social service agencies, nonprofit housing developers, and individuals and groups interested in the CDBG/HOME Programs, requesting input regarding community needs.
 - A thirty-day public review period on the Draft Consolidated Plan was provided from March 21 – April 19. The Draft Consolidated Plan was posted on the City's web site. Hard copies of the document were made available free of charge and could be obtained at City Hall, the Library, Community Center or the Senior Center. Copies of the document were distributed to social service agencies and non-profit housing developers, other jurisdictions in the County and the Housing Authority. Notices were placed in the Mountain View Voice, San Jose Post Record, Nuevo Mundo and El Observador (Spanish language newspapers), Epoch Times (Chinese newspaper), and Russian newspaper, announcing the availability of the draft Consolidated Plan. The Executive Summary was translated into Spanish, Russian and Mandarin.
 - A Human Relations Commission meeting was held on April 7, 2005 in order for the public and the HRC to provide input on the draft Consolidated Plan. The same outreach that was conducted for the January 6th meeting was also carried out for the April 7th meeting. Translation services were also available at this meeting.
 - A City Council public hearing was held on April 19, 2005 to obtain City Council and public input regarding the Draft Consolidated Plan.
 - A Human Relations Commission meeting was held on April 21, 2005 regarding community needs and identifying which of the funding requests would address community needs.
 - A City Council public hearing was held on May 10, 2005 to obtain any final public comments on the Consolidated Plan and for the City Council to adopt the Consolidated Plan.

In an effort to broaden the public participation process for development of the Consolidated Plan, the City carried out a substantial amount of public outreach in languages other than English and provided translation services at all the Human Relations Commission meetings. Also, the Human Relations Commission encouraged broad involvement in the Consolidated Plan process and held meetings in locations other than City Hall in order to facilitate participation. Efforts were also made to reach persons with disabilities by utilizing agencies that serve persons with disabilities, to post and distribute information about the Consolidated Plan. A Telecommunication Device for the Deaf (TDD) phone line was available to facilitate communication with hearing impaired individuals.

Consultation/Coordination with Other Agencies and Jurisdictions

As part of the development process for the Consolidated Plan, the staffs of the CDBG entitlement cities of Mountain View, Sunnyvale, Palo Alto, Santa Clara, Gilroy, Cupertino, Milpitas, San Jose, and the County of Santa Clara as well as the Housing Authority met a number of times to discuss data resources and to coordinate requests for information to both public and private countywide agencies. The draft Consolidated Plan was sent to the neighboring jurisdictions of Sunnyvale, Palo Alto, Santa Clara, Cupertino and the County of Santa Clara for review and input. Housing providers and social service agencies were also contacted and requested to provide data and other information for use in developing the Consolidated Plan and were also requested to provide input regarding the draft Consolidated Plan.

The City of Mountain View uses the following methods to coordinate the Consolidated Plan process and the delivery of programs and services with other jurisdictions:

- The City participates in quarterly meetings with housing and community development program representatives from the County and each of the entitlement cities in the County. These meetings are intended to share information about federal program implementation issues, coordinate funding decisions for regional programs operated by nonprofit organizations, and coordinate information from HUD.
- The City participates, through the countywide Continuum of Care, in a coordinated regional approach to identifying and addressing homeless needs. The Continuum of Care is described under the Homeless Needs Section.
- The City has been participating in the Countywide Homeless Task Force, which is developing a 10-year plan to end homelessness in the County.
- The City collaborates with the cities of Sunnyvale and Palo Alto on programs serving the northern sector of the County, such as a joint Request for Proposals and contracting process for North County fair housing services.

In addition to consultations with neighboring jurisdictions, various City departments, community-based organizations and housing and public service providers contributed to the development of the 2005-2010 Consolidated Plan. City departments involved in the process included Community Development, City Manager's Office, Public Works, Parks and Recreation, and the City's Outreach workers. The City's Human Relations Commission (HRC) was actively involved in the Consolidated Plan process. The HRC held the Needs Assessment Hearing and provided comments on the draft Consolidated Plan. Countywide agencies that provided information for the Consolidated Plan include the Housing Authority of the County of Santa Clara, the County Office of Affordable Housing, Aging and Adult Services, County Alcohol and Drug Services, Mental Health Services, Public Health, Social Services and Veteran's Services.

Countywide Telephone Survey

Santa Clara County and the cities in the County commissioned a telephone survey to better understand public opinions regarding community needs for affordable housing, economic development, public services and facilities, education and job training, homeless shelter/services and other needs. The objective of the survey was to obtain representative public input regarding unmet needs in Santa Clara County. The results of the survey are intended to assist jurisdictions in the County to develop strategies and identify priorities for the use of federal CDBG and HOME funds.

The survey was conducted between October 30 and November 13, 2004 and included 417 households selected at random from throughout Santa Clara County, 6.8 percent (28) of which were from Mountain View. The countywide sample size was sufficient to meet the objective of achieving a margin of error of five percent or less. The sample was selected based on random dialing techniques, but also attempted to capture a geographically representative sample by zip code area in Santa Clara County. Due to time and budget constraints, the survey was administered in English and Spanish only. Attachment 2 under the Appendix provides a detailed description of the survey and the results.

Survey participants were asked to rank the two most important community needs from a list of four to seven possibilities. The following were the top two priorities from these lists:

Community Facilities:	Senior services (18 percent) Health services (17 percent)
Community Services:	Drug and alcohol abuse treatment (20 percent) Domestic violence prevention (17 percent)
Public Works Projects:	Street improvements (22 percent) Parkland recreation improvements (19 percent)
Business Assistance and Job Programs:	Job or skills training (33 percent) Small business assistance loans (22 percent)
Affordable Housing Programs:	Rental assistance for low income households (22 percent) Construction of affordable housing (20 percent)

Survey participants were also asked what one problem in Santa Clara County they would solve if they could. There was no consensus on the "one" problem that needed resolution, however, 15.5 percent of responses stated that housing is too expensive and more affordable housing is needed.

Community Input Regarding Needs

The City of Mountain View held a number of meetings and public hearings (as described under the Citizen Participation heading) in order to obtain public input regarding community needs and the draft Consolidated Plan. Citizens were also encouraged to submit written comments at any time during the Consolidated Plan process, which started on January 6th with the Needs Assessment Hearing and concluded on April 19th, the conclusion of the 30-day review period on the Draft Consolidated Plan. The May 10th Council hearing provided an additional opportunity for public comments on the Consolidated Plan. A number of public comments were received and are summarized in Attachment 3 under the Appendix, along with responses where appropriate.

Summary of Accomplishments for Prior Five Year Consolidated Plan (2000-2005)

In the past five years, the City has made significant progress in addressing the needs of the community's low-income residents and has successfully met the goals of the 2000-2005 Consolidated Plan. The City's major goal during this time period was construction of an efficiency studios project. The efficiency studios are now under construction and expected to be ready for occupancy by December 2005. In addition to the efficiency studios, a substantial number of other accomplishments during the past five years are described below.

- San Antonio Place, which consists of 120 efficiency studio units for very low-income persons (earning between 15 to 45 percent of the County annual median income) is under construction and expected to be

ready for occupancy by December 2005. The City Council allocated \$5.44 million in funding for this project (consisting of \$2,567,450 in CDBG, \$2,063,550 in HOME and \$809,000 in Housing Set-Aside funds). In addition, due to the scarcity of available land for this project, the Council agreed to use a City-owned property and executed a long-term ground lease with Charities Housing Development Corporation, the nonprofit developer of the project. In March 2002 the project received its land use approvals and in June 2004 the project was awarded a tax credit allocation, the remaining funding necessary to fully fund the project. Construction started in September 2004.

- Rehabilitation of the Tyrella Gardens Apartments (56 affordable family apartments), was completed June 7, 2004. \$150,000 of CDBG funds was used for this project and was crucial in leveraging over \$4 million in other funding for the project. The entire property was completely rehabilitated in an effort to extend the useful life of the property and improve the quality of life of the tenants. The project also involved the construction of a Community Room, which will be used to provide computer training and recreational opportunities for the youths and other residents.
- The transitional house at 813 Alice was transferred to a new agency (InnVision The Way Home, "InnVision") and preserved as transitional housing for previously homeless persons. This property was at risk of being lost from the affordable housing stock, due to the previous nonprofit owner's desire to sell the property and terminate the transitional house use. The City carried out a Request for Proposals process to find a new owner/operator and selected InnVision. The City also took over ownership of the house on an interim basis until the house was transferred to InnVision on October 8, 2004. To facilitate the transfer and make needed repairs to the house, the City awarded \$132,000 in CDBG funds and \$35,000 in Below Market Rate Housing Program funds.
- Exterior rehabilitation work at the Central Park Apartments, a 149 unit subsidized senior development, was completed February 1, 2005. The work involved the use of \$498,000 in CDBG funds to replace the exterior entryways and stairs that had severe dry rot and other damage.
- In addition to the Below Market Rate Housing Program, which the City adopted in 1999, in September 2001 the City Council adopted a Housing Impact fee to be provided by new commercial development, for the funding of affordable housing. Also, on November 18, 2003, the City Council approved the issuance of approximately \$6 million of debt for affordable housing by leveraging future Downtown Revitalization District Housing Set-aside revenues.
- The rehabilitation of the Sierra Vista I subsidized family apartments (34 units) is underway. \$255,000 of CDBG funds has been allocated to this project, which will involve replacing the kitchen and bathroom cabinets and countertops in the units.
- As of December 2004, a total of 97 minor home repair and home access projects had been completed under the City's Home Repair Program. This program is funded with CDBG funds and provides free minor home repair services to low-income homeowners (mostly seniors) who cannot afford to make the repairs themselves. The program also provides free home access improvements to both low-income tenants and homeowners with disabilities, in order to enable them to continue to live in their home.
- Each year the City has funded a variety of public services that address essential needs such as food, clothing, shelter, medical care and case management. About 8,000 low-income persons and homeless persons use these services each year. Many of the services are intended to prevent very low-income persons from becoming homeless or assisting low-income seniors to continue to live in their homes.

- Two mini neighborhood park projects (Klein and Devonshire) have been funded with CDBG funds and are underway. These projects will provide safe and accessible play areas in lower income neighborhoods. Klein Park involves replacement of the existing play equipment with play equipment that meets the Americans with Disabilities Act (ADA) requirements. Funding for Devonshire Park will allow development of existing open space with play equipment, park benches and other improvements.

The City of Mountain View also participated in the following regional projects that serve Mountain View residents:

- The City provided \$150,000 of CDBG funds toward the creation of 18 transitional housing units for homeless families at the Sobrato Family Living Center located in the City of Santa Clara. The project was completed in September 2002 and provides transitional housing for homeless families countywide.
- The City provided \$115,050 of HOME funds for the development of Stoney Pine, which consists of 23 units of housing for developmentally disabled persons. This project is located in the City of Sunnyvale but was developed to address the needs of developmentally disabled persons countywide. The project was completed in July 2001.
- The City provided \$100,000 of HOME funds for the HomeSafe project, located in the City of Santa Clara. This project provides 25 units of transitional housing for victims of domestic violence countywide. This project was completed in September 2001.
- The City provided \$20,000 of CDBG funds for the creation of a new group home for developmentally disabled persons. The property is located in the City of Sunnyvale but addresses a regional housing need and was jointly funded by the cities of Sunnyvale, Mountain View and the County of Santa Clara.

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III. Housing and Community Development Needs

Demographic Profile

General Population Characteristics

Mountain View is located in the heart of Silicon Valley, 10 miles north of San Jose and 35 miles south of San Francisco. The City has a population of about 70,708 (based on the 2000 Census and 72,000 based on the California Department of Finance 2004 estimate). Mountain View grew 4.8 percent between 1990 to 2000 (from 67,460 to 70,708). The Association of Bay Area Governments estimates the population in the City will continue to increase over the next 10 years by about 6.4 percent. The daytime population in Mountain View reaches over 100,000, as Mountain View is home to many nationally and internationally known corporations such as Google, Alza Johnson & Johnson Corporation, Nokia, Intuit, Synopsys and Veritas Software Corporation.

According to the 2000 Census, more than half of Mountain View's population is between the ages of 20 and 54, while nearly 25 percent of the population is in the 25 to 34 year age bracket. 10.5 percent of the population is over the age of 65. The median age is 34.6 years old. According to the U.S. Census, in 2000, there were 31,125 households in the City with an average household size of 2.25. 58 percent of households in Mountain View were renters, while 42 percent were owners. Approximately 40 percent of Mountain View households consisted of two-parent families, 35.6 percent were single people, 13.5 percent were non-family households (unrelated individuals), and 11 percent were single parent households.

According to the 2000 Census, 35 percent of the Mountain View population is foreign born, 10.3 percent of which are naturalized citizens and 24.7 percent are not citizens. Between 1990 and 2000, a number of the subsidized housing developments in the City have seen large increases in the number of Russian immigrant senior households applying for housing. Based on the 2000 Census, 3 percent of the Mountain View population reported being of Russian ancestry, although data is not available on the percentage of this population that has immigrated to Mountain View during the past ten years.

Income Definitions and Distribution

For purposes of housing and community development resource programming, HUD has established income definitions based on the Median Family Income (MFI) for a given Metropolitan Statistical Area (MSA). These income definitions are presented in Table 1 and are the same as the definitions used in the Comprehensive Housing Affordability Strategy (CHAS) tables. The 2004 federal income limits for the categories shown below are provided in the Appendix, Attachment 4. Throughout this document, the term "lower income households" refers to those with up to 80 percent of the County MFI.

Table 1
HUD Income Definitions

Income Group	% of Area MFI
Extremely Low Income	0-30%
Very Low Income	31-50%
Low Income	51-80%
Middle	81-95%
Upper	Above 95%
Note: Federal housing and community development resources are typically not available for households with above 80% of the Area MFI. Therefore, differentiating the Middle-Income group from the Upper Income group under the federal definitions is not critical.	

Based on the income definitions specified in Table 1, 20.4 percent of Mountain View's total households in 2000 were within Extremely Low Income and Very Low Income levels, and 9.5 percent were within the Low Income level (Table 2). Thus, households with lower incomes comprised approximately 30 percent of the total households. The proportion of lower income households was higher among Hispanic (51.1 percent) and Black (41.8 percent) households than for White (26.7 percent) and Asian (28.5 percent) households (Table 3). Between 1990 and 2000, Hispanic and White households all experienced an increase in the proportion of lower income households, but there were fewer lower income Black households.

Table 2
Household Income by Race/Ethnicity: 2000

Households	Total Households	% of Total Households	% Extremely Low and Very Low Incomes (0-50% MFI)	% Low Income (51-80% MFI)	% Moderate/Upper Incomes (>80% MFI)
White	20,055	64.4%	17.3%	9.0%	73.2%
Hispanic	3,232	10.3%	36.6%	17.0%	48.8%
Black	740	2.3%	23.1%	18.7%	58.1%
Asian /Pac. Island	6,180	19.8%	20.7%	7.3%	71.8%
All Households*	31,125	100%	20.4%	9.5%	69.9%

* Includes other groups not listed above.

Source: HUD CHAS Data Book, based on 2000 U.S. Census.

Table 3
Lower Income Households by Race/Ethnicity, 1990-2000

Household	% of Lower Income Households 2000	% of Lower Income Households 1990
White	26.7%	23.9%
Hispanic	51.1%	40.9%
Black	41.8%	44.6%
Asian/Pacific Islander	28.5%	N/A
Total Households	30.0%	27.1%

N/A – not available

Source: HUD CHAS Data, 1999 and 2003

Concentrations of Low Income Population

Household income is an important consideration when evaluating housing and community development needs, because low incomes typically constrain people's ability to procure adequate housing or services. According to the 2000 Census, the median household income in Mountain View was \$69,362. This is approximately 93.3 percent of the countywide median income of \$74,335. One explanation for the City's median household income being slightly lower than the County's median income is the smaller average household size in the City, which reflects many single person households. Mountain View's per person (capita) median income is 21 percent higher than the County per capita median income. As previously noted, the average household size in Mountain View was 2.25. For the County, it was 2.92.

The CDBG program defines low-income concentration as any block group with 51 percent or more lower income residents (earning 80 percent or less of the MFI). If a jurisdiction does not have any areas that meet this definition, then the highest quartile of all areas in the City in terms of degree of concentration is used. For

Mountain View, block groups with at least 38.2 percent lower-income residents are considered as having a concentration of lower income residents. Figure 1 depicts the concentrations of lower income households. On the Census tract level, nine tracts or portions of a tract in Mountain View have 38.2 percent or more lower-income households. These tracts are located in the northwestern portion of the City and also in the northeastern portion.

Population Below Poverty Level

The poverty line is the level of income below which one cannot afford to purchase all the resources one requires to live. Determining the poverty line is done by considering the essential resources that an average human adult consumes in one year and then summing their cost. The largest of these resources is typically the rent required to live in an apartment, so historically, economists have paid particular attention to the real estate market and housing prices in determining the poverty line threshold. The official Census poverty thresholds do not vary geographically, but they are updated annually for inflation using the Consumer Price Index. In places with high housing costs such as the Bay Area, the poverty line threshold may be lower than what would actually be needed by a household to pay for all essential needs. For 1999 the U.S. Census poverty line threshold for a one-person household was \$8,667 for persons under the age of 65 and \$7,990 for persons 65 and over. For a four-person household that includes 2 children under the age of 18, the poverty line threshold was \$16,895. Typically, persons living below the poverty level are the most at risk of becoming homeless, since they are typically living paycheck to paycheck and are unable to afford all basic necessities.

According to the U.S. Census in 2000, 6.8 percent of the population and 3.6 percent of families in Mountain View had incomes below the poverty line in 1999. Out of the total population, 7.2 percent of those under the age of 18 and 5.9 percent of those 65 and older were living below the poverty line. Compared to the County of Santa Clara, Mountain View has a smaller percentage of population living below poverty level. 7.50 percent of the County population and 4.90 percent of families (versus 6.8 percent and 3.6 percent respectively for Mountain View) were living below the poverty line. Likewise, countywide 8.40 percent of those under the age of 18 and 6.40 of those 65 and older were living below the poverty line (compared with 7.2 percent and 5.9 percent for Mountain View).

Compared with 1990 Census data for Mountain View, there has been an increase in the number of persons living below the poverty line from 6 percent (4,157) in 1989 to 6.8 percent (4,749) in 1999. For families, however, there has been a slight reduction in the percentage of families living below the poverty line from 3.8 percent (593) of family households in 1989 to 3.6 percent (571) of family households in 1999.

According to the 2000 Census, of the 4,749 individuals living below the poverty line in 1999, 79.4 percent consisted of persons 18 years and over and 20.6 percent consisted of persons under the age of 18. Seniors age 65 and over represented 8.6 percent of individuals living below the poverty line, which represents a reduction from 1989 when seniors made up 11 percent of the population below poverty level.

Racial/Ethnic Concentrations

Race and ethnicity have implications on housing need in that certain demographic and economic variables correlate with race. For example, the average household size for Mountain View was 2.25 in 2000. However, the average Hispanic household size in the City was 3.73, while it was 2.08 for Whites.

Between 1990 and 2000, Mountain View became increasingly diverse in its race and ethnic makeup. This trend follows county, state and national trends. In California, no one ethnic group holds a majority. In Mountain View, however, the White population still constitutes more than half the City residents. As shown in Table 4, the population in Mountain View is comprised of 54.8 percent non-Hispanic White persons. The Asian/Pacific Islander population is the second largest racial/ethnic group in the City (20.6 percent), followed by the Hispanic

population (18.1 percent). Other racial/ethnic groups constituted the remainder of the population. Comparing the racial/ethnic composition of the population with that of the householders indicates that 64.3 percent of households in Mountain View are headed by non-Hispanic Whites, but only 10.3 percent are headed by Hispanics. This reflects the typically larger household size for Hispanic households than for White households.

Areas with concentrated minority residents may have different needs. Concentration is defined as block groups with above the County average of Hispanic population or other minority populations. Figures 2 through 5 show the concentrations of minority populations in Mountain View and countywide. According to Census data, Hispanic concentrations occur in five of the 17 Census tracts that are fully or partially located in Mountain View. These tracts are located mainly in the northwestern part of the City. Also, concentrations of Asian populations were identified in two Census tracts, both in the City's eastern portion.

Table 4
Race and Ethnicity by Person and Householder 2000

Race/Ethnic Group	Persons		Households	
	Mountain View	Santa Clara County	Mountain View	Santa Clara County
Non-Hispanic White	54.8%	44.0%	64.3%	56.0%
Hispanic	18.1%	24.0%	10.3%	15.9%
Black	2.3%	2.5%	2.3%	2.8%
Asian/Pac. Islander	20.6%	25.6%	19.8%	22.4%
Other	3.9%	3.7%	2.9%	3.0%
Total	100.0%	100.0%	100.0%	100.0%

Note: "Other" includes other races and two or more races.
Source: 2000 U.S. Census

Figure 1 – Census Tracts with Lower Income Households

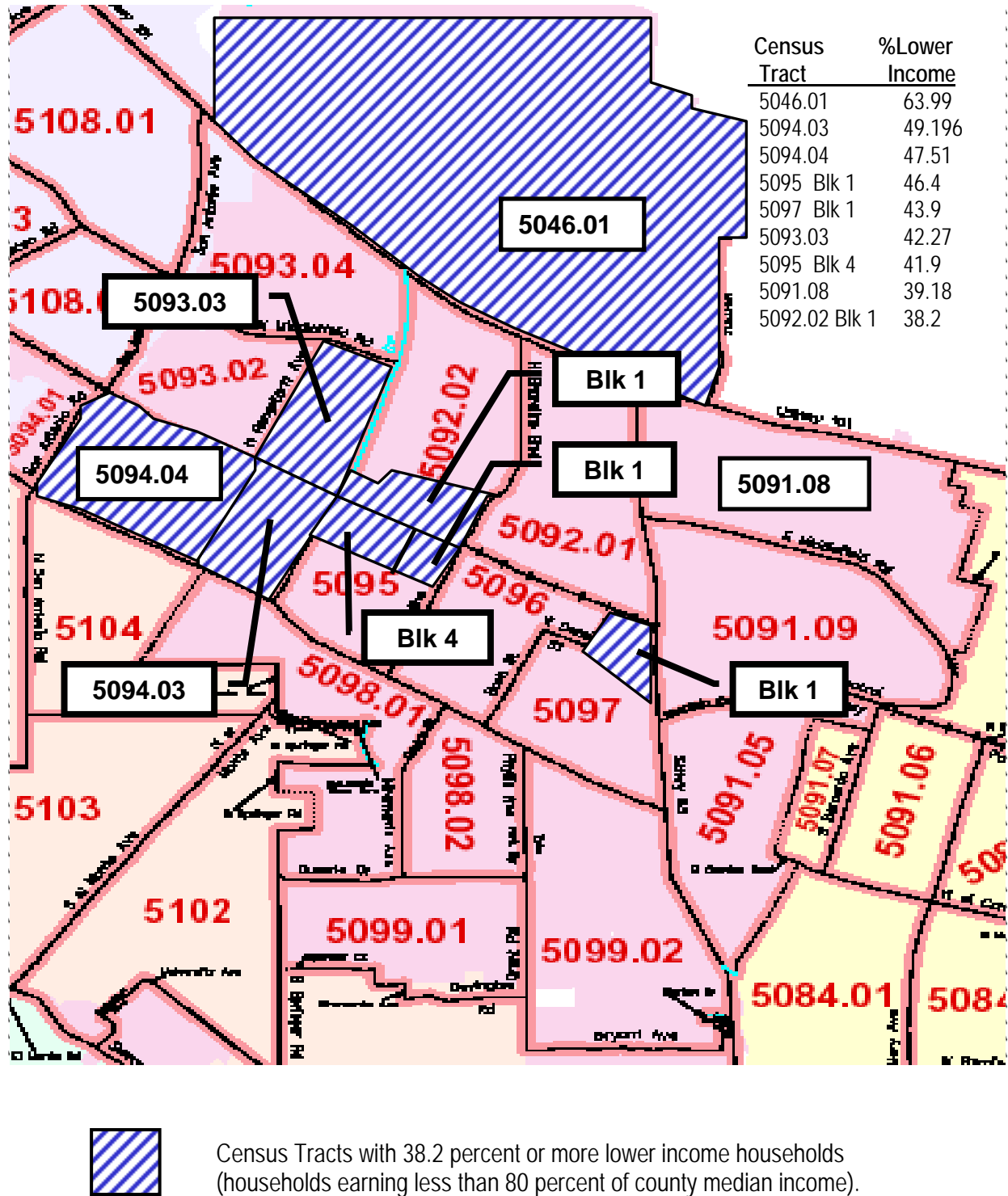
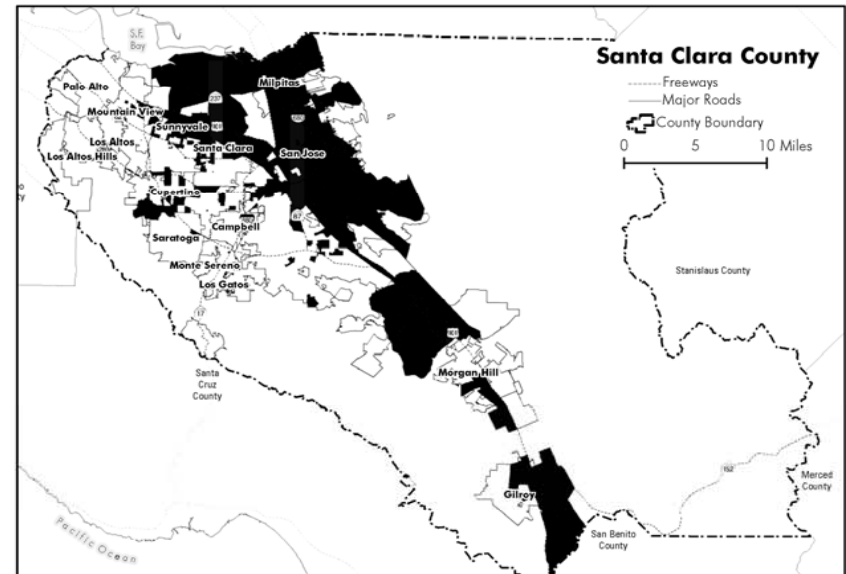
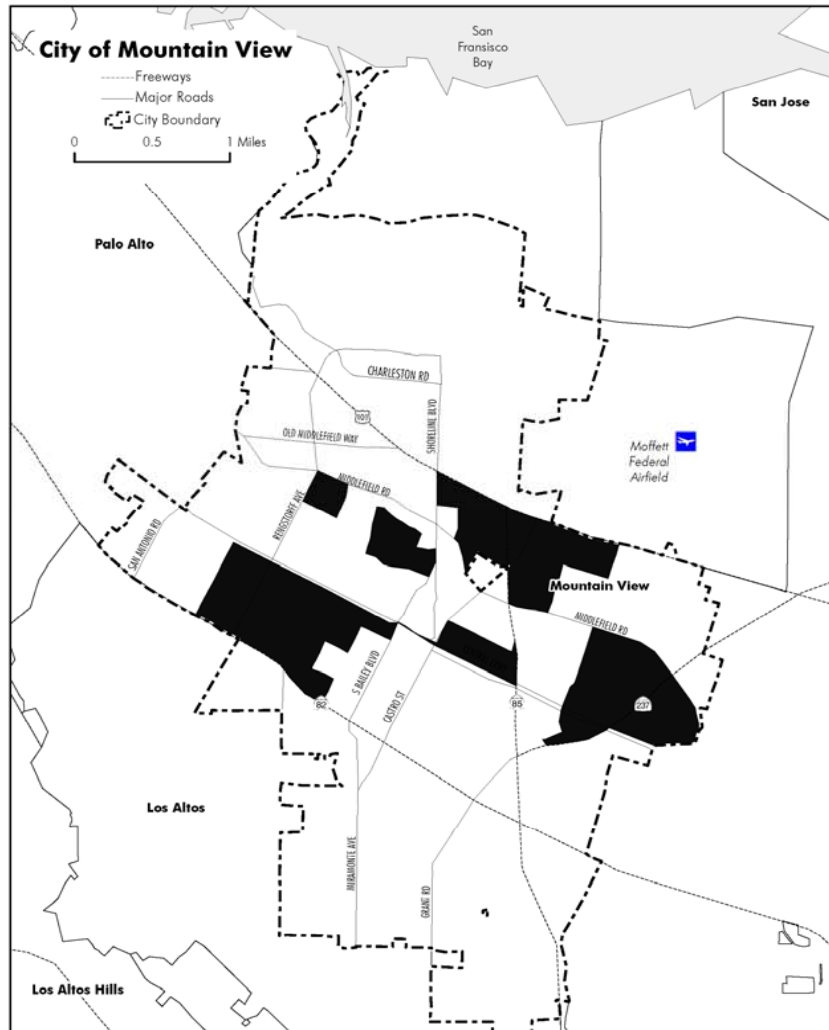


Figure 2 – Minority Population



Minority Population Concentration

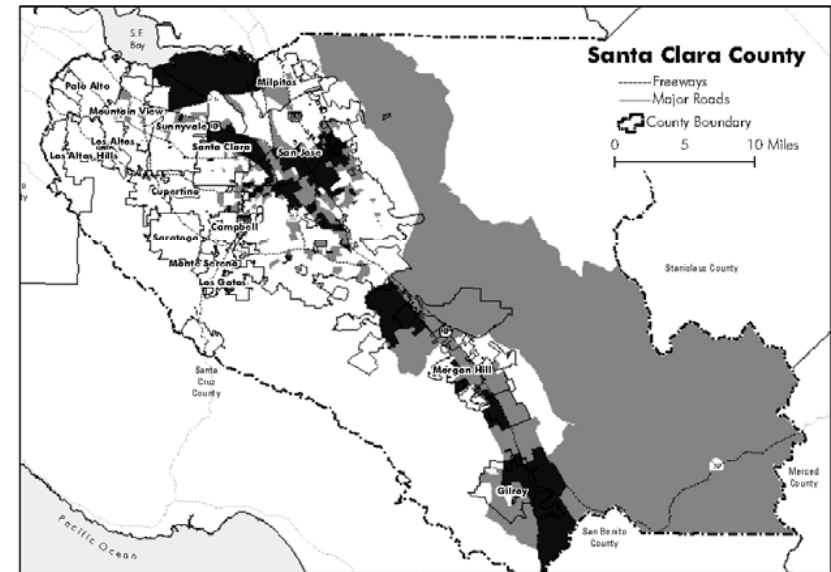
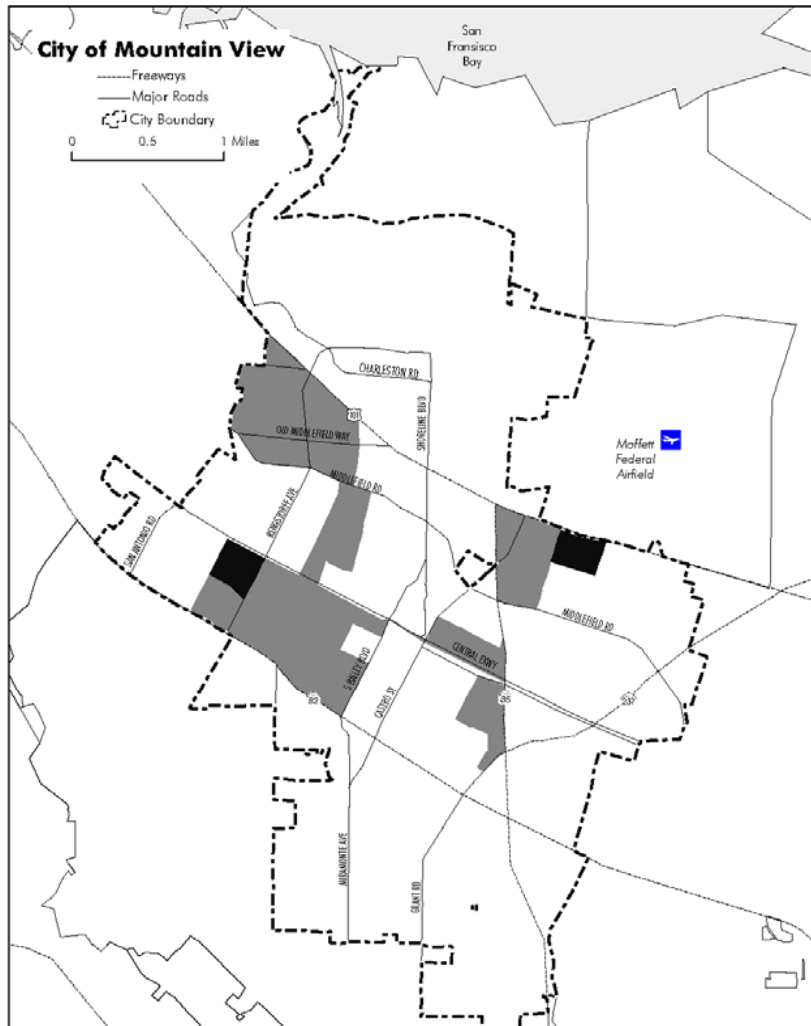
City of Mountain View and Santa Clara County

Legend

- Minority Population Concentration
- Census Block Groups with Minority population greater than County average (56% or above)

Source: Census 2000

Figure 3 – Hispanic Population



Hispanic Population Concentration

City of Mountain View and Santa Clara County

Legend

Hispanic Population Concentration

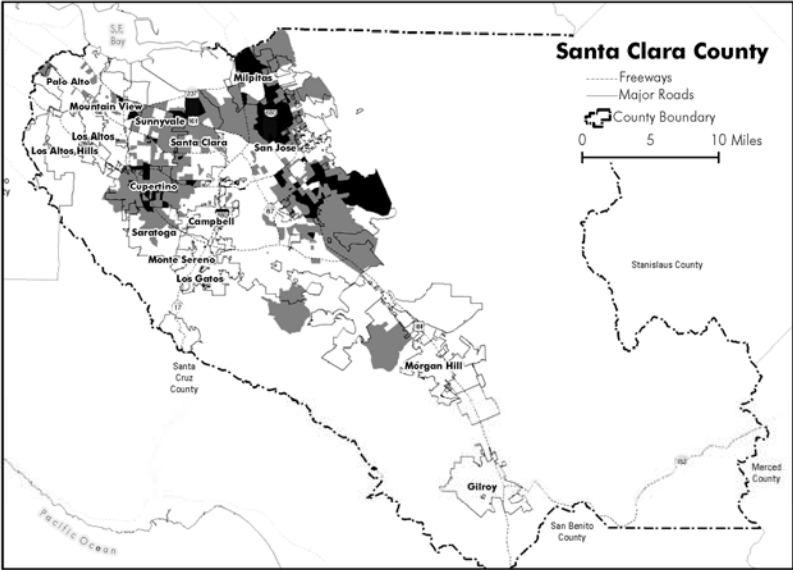
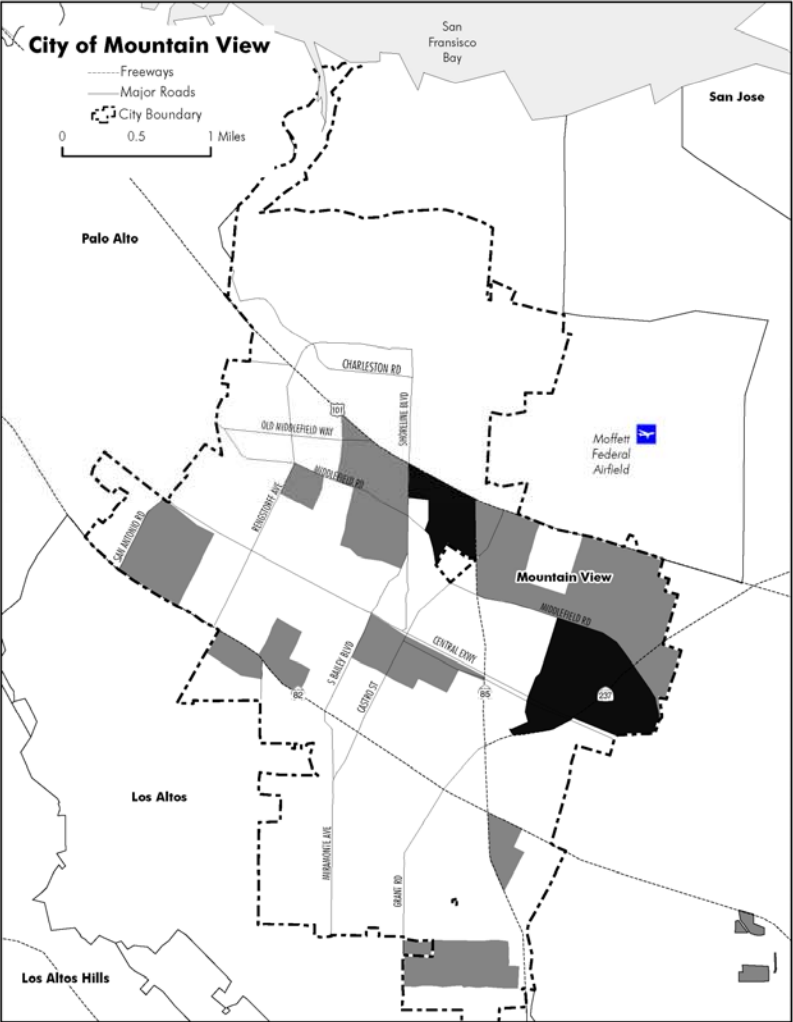
Census Block Groups with Hispanic population greater than County average (24% - 48%)

Hispanic Population High Concentration

Census Block Groups with Hispanic population greater than twice the County average (48% and above)

Source: Census 2000

Figure 4 – Asian/Pacific Islander Population



Asian/Pacific Islander Population Concentration

City of Mountain View and Santa Clara County

Legend

Asian/Pacific Islander Population Concentration

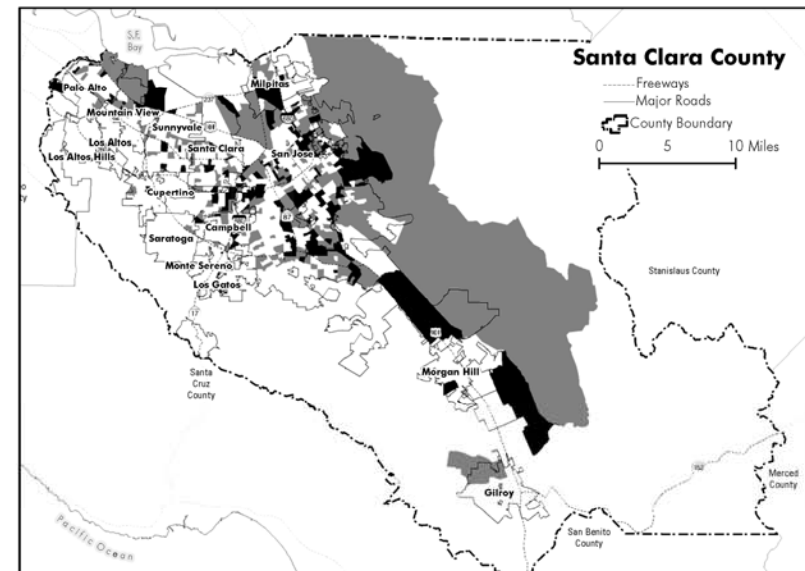
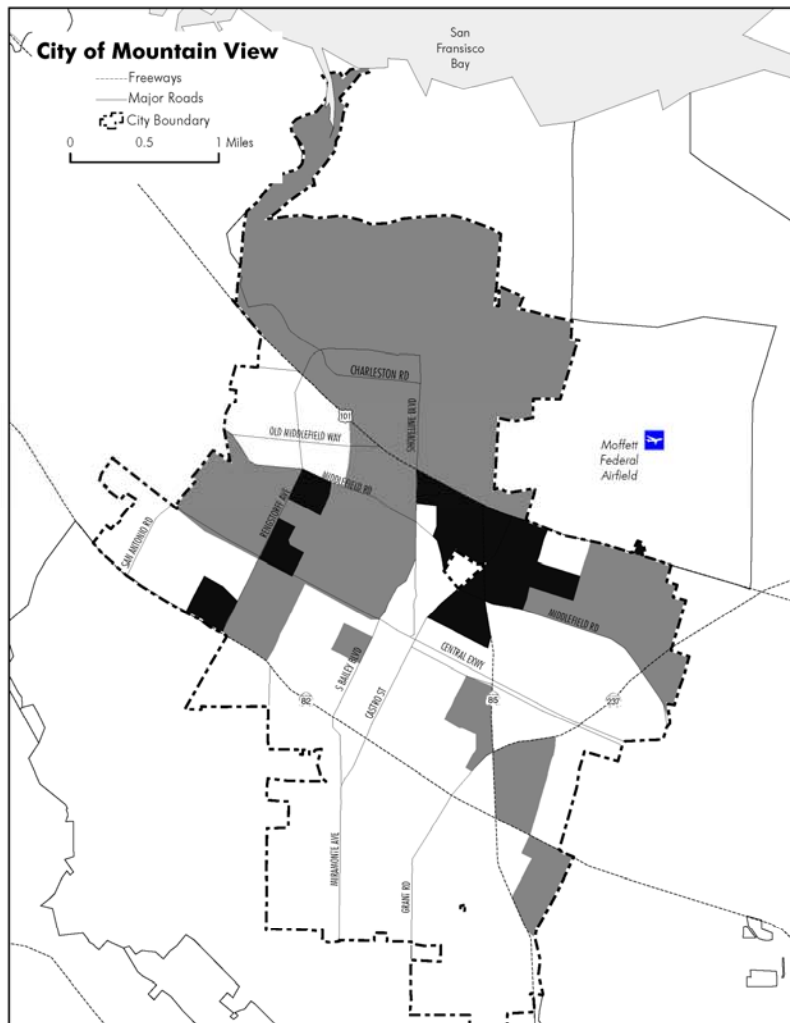
Census Block Groups with Asian/Pacific Islander population greater than County average (25.7% - 51.4%)

Asian/Pacific Islander Population High Concentration

Census Block Groups with Asian/Pacific Islander population greater than twice the County average (51.4% and above)

Source: Census 2000


Figure 5 – Black Population




Black Population Concentration

City of Mountain View and Santa Clara County

Legend

 Black Population Concentration
Census Block Groups with Black population greater than County average (2.5% - 5.0%)

 Black Population High Concentration
Census Block Groups with Black population greater than twice the County average (5.0% and above)

 Source: Census 2000

Estimates of Current Housing Needs

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households. Detailed CHAS data for the City of Mountain View, based on the 2000 Census, is displayed in Table 5. Based on CHAS, housing problems include: 1) units with physical defects (lacking complete kitchen or bathroom); 2) overcrowded conditions (housing units with more than one person per room); 3) housing cost burden, including utilities, exceeding 30 percent of gross income; or 4) severe housing cost burden, including utilities, exceeding 50 percent of gross income. The types of problems vary according to household income, type, and tenure.

Housing Need Findings

The following are the key findings from the CHAS information concerning housing needs in Mountain View. Cost burden was the primary problem identified for these groups.

- In general, **renter households** had a higher level of housing problems (42.5 percent) than owner households (31.1 percent). Owners, as a group, had fewer problems and represented a much smaller number of households compared to renters (6,592 lower income renter households compared to 2,758 lower income homeowners). Among all owners, 68 percent of extremely low-income, 49.2 percent of very low-income, and 45.7 percent of low-income owner households experienced housing problems. The percentages were significantly higher for renters. For all renters, 76.1 percent of extremely low income, 89.8 percent of very low income, and 72.9 percent of low-income renter households experienced housing problems.
- **Large family households** (5 or more related persons) had the highest level of housing problems regardless of income level or tenure. All extremely low-income large family homeowners and almost all (98.5 percent) of extremely low-income large family renters experienced housing problems. A high proportion of very low-income large family owners (83.3 percent) and renters (91.3 percent) also experienced housing problems, as did large family renters of low-income level (91.5 percent).
- Although not in as great a proportion as large families, **small family households** (2 to 4 related persons) also experienced housing problems. In particular, 92.9 percent of very low-income small family renters had housing problems.
- **Other households** (comprised of non-senior singles and unrelated households) also experienced housing problems among very low-income renter households (93.2 percent), extremely low income renters (80.4 percent) and low income renter households (69.2 percent). Homeowners also had housing problems, but in lower percentages.
- **Seniors** fared a little better than all the above households, with approximately 75.6 percent of very low-income and 57.3 percent of extremely low-income elderly renters having a housing problem. Also, 64 percent of extremely low-income elderly homeowners had at least one housing problem, but these percentages were much less for very low-income (36.6 percent) and low-income (24.3 percent) senior homeowners.
- Among **seniors**, **small family** households and **other** households, the very low-income groups (31-50 percent of median income) had higher percentages of housing problems than their extremely low income (\leq 30 percent of median income) counterparts. This was also true for **small family homeowners**, where 74.8 percent of extremely low-income households had housing problems but 75.8 percent of very low income had housing problems. This situation may be due to fewer housing

assistance programs targeted to the very low income group and insufficient resources to address the needs of extremely low income as well as very low income households. This situation may also create a disincentive for extremely low income households to improve their economic status, since households in the (higher income) very low income group are experiencing higher percentages of housing problems.

Disproportionate Housing Need Findings

Disproportionate need refers to any need that is more than 10 percentage points above the need demonstrated for the total households. For example, 89.4 percent of large renter families (a subset of renter households) experienced housing problems, compared to 42.5 percent of all renter households and 37.8 percent of all households. Thus, large families that are renting have a disproportionate need for housing assistance. The following are those groups that have been found to have a disproportionate housing need.

Extremely Low Income Households (0-30 Percent MFI)

All extremely low-income households experienced a disproportionate housing need, with 73.9 percent of this income group having housing problems compared to 37.8 percent for all City households. Overall renter households had more housing problems compared to homeowners. Large family households had the most needs followed by small family households and other households. The disproportionate housing needs among this income group are summarized below.

- 76.1 percent of renters had housing problems (consisting of 98.5 percent of large families, 81.5 percent small families, 80.4 percent of other households (non senior singles and unrelated households), and 57.3 percent of senior households).
- 68 percent of homeowners had housing problems (consisting of 100 percent of large families, 74.8 percent of small families, 73.4 percent of other households, and 64 percent of senior households).

Very Low Income Households (31-50 Percent MFI)

All very low-income households (except senior homeowners) also had a disproportionate housing need compared to the general population, with 75.7 percent of this income group having housing problems compared to 37.8 for all City households. Overall, renter households had more housing problems compared to homeowners. Among renter households, other households, small families and large families had similarly high needs. Among owners, large families had the most needs followed by small families and other households. The disproportionate housing needs of this group are summarized below.

- 89.8 percent of renters had housing problems (consisting of 93.2 percent of other households, 92.9 percent of small families, 91.3 percent of large families and 75.6 percent of senior households)
- 49.2 percent of homeowners had housing problems (consisting of 83.3 percent of large families, 75.8 percent of small families, 71.4 percent of other households and 36.6 percent of senior households). Senior homeowners had fewer housing problems than all households in the City (37.8 percent) and therefore did not have a disproportionate housing need.

Low Income Households (51-80 Percent MFI)

Low-income households (with the exception of senior homeowners and senior renters) also had a disproportionate housing need (65.3 percent versus 37.8 percent for all City households). Overall, renter

households had more housing needs compared to owners. Among homeowners in this income group, all households except seniors had disproportionate housing needs.

- 72.9 percent of renters had housing problems (consisting of 91.5 percent of large families, 79.8 percent of small families, 69.2 percent of other households, and 47.8 percent of senior households)
- 45.7 percent of homeowners had housing problems (consisting of 66.5 percent of small families, 59.6 percent of other households, 49 percent of large families and 24.3 percent of senior households)

Table 5
Housing Problems by Household Income

Name of Jurisdiction: Mountain View, California			Source of Data: CHAS Data Book			Data Current as of: 2000					
Household by Type, Income, & Housing Problem	Renters					Owners					Total Households (L)
	Elderly 1 & 2 member households (A)	Small Related (2 to 4) (B)	Large Related (5 or more) (C)	All Other Households (D)	Total Renters (E)	Elderly 1 & 2 member households (F)	Small Related (2 to 4) (G)	Large Related (5 or more) (H)	All Other Households (I)	Total Owners (J)	
1. Household Income <=50% MFI	1,036	1,223	556	1,635	4,450	1,292	284	80	274	1,930	6,380
2. Household Income <=30% MFI	712	514	269	1,045	2,540	598	119	20	169	906	3,446
3. % with any housing problems	57.3	81.5	98.5	80.4	76.1	64.0	74.8	100.0	73.4	68.0	73.9
4. % Cost Burden >30%	53.9	78.6	91.1	77.0	72.4	64.0	74.8	100.0	73.4	68.0	71.2
5. % Cost Burden >50%	30.9	64.2	76.2	70.3	58.7	34.8	62.2	100.0	73.4	47.0	55.6
6. Household Income >30% to <=50% MFI	324	709	287	590	1,910	694	165	60	105	1,024	2,934
7. % with any housing problems	75.6	92.9	91.3	93.2	89.8	36.6	75.8	83.3	71.4	49.2	75.7
8. % Cost Burden >30%	72.5	85.2	69.0	93.2	83.1	36.0	75.8	83.3	71.4	48.8	71.1
9. % Cost Burden >50%	43.2	40.2	6.6	45.8	37.4	11.5	57.6	50.0	57.1	25.9	33.4
10. Household Income >50 to <=80% MFI	182	620	235	1,105	2,142	350	194	49	235	828	2,970
11. % with any housing problems	47.8	79.8	91.5	69.2	72.9	24.3	66.5	49.0	59.6	45.7	65.3
12. % Cost Burden >30%	45.6	58.1	14.9	68.3	57.6	24.3	64.4	49.0	59.6	45.2	54.1
13. % Cost Burden >50%	22	2.4	0.0	12.2	8.9	4.3	51.5	8.2	17.0	19.2	11.8
14. Household Income >80% MFI	432	4,225	565	6,395	11,617	1,694	5,060	594	2,810	10,158	21,775
15. % with any housing problems	29.4	25.7	83.2	13.1	21.7	13.5	23.5	41.1	30.6	24.8	23.2
16. % Cost Burden >30%	29.4	7.9	5.3	10.2	9.9	13.5	19.6	23.4	30.2	21.7	15.4
17. % Cost Burden >50%	7.6	0.0	0.0	0.5	0.5	3.0	3.2	0.7	3.9	3.2	1.8
18. Total Households	1,650	6,068	1,356	9,135	18,209	3,336	5,538	723	3,319	12,916	31,125
19. % with any housing problems	52.5	43.8	89.4	32.8	42.5	28.5	27.7	46.7	36.1	31.1	37.8
20. % Cost Burden >30	50.2	28.1	37.5	30.3	31.9	28.4	24.0	32.2	35.8	28.6	30.5
21. % Cost Burden >50	26.2	10.4	16.5	12.8	13.5	10.6	7.7	8.0	10.1	9.1	11.7

Abbreviation: Hhds = Households.

Note: Data presented in this table is based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% count due to the need to extrapolate sample data out to total households. Interpretations of this data should focus on the proportion of households in need of assistance rather than on precise numbers.

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Databook, 2000.

Special Needs Populations

Certain segments of the population may have more difficulty in finding decent, affordable housing due to their special needs. "Special needs" groups include seniors, disabled persons, female-headed households, large households, persons with AIDS, and persons with alcohol and/or other drug addictions. An overview of licensed community care facilities in Mountain View that serve some of the special needs groups is provided in Table 6, followed by a detailed discussion of each of the special needs groups. As shown in Table 6, there are 18 licensed community care facilities located in Mountain View, with a total capacity of 172 beds.

Table 6
Licensed Community Care Facilities

Type of Facility	Total Number of Facilities	Total Capacity (# of beds or persons)	Capacity by Type of Disability	
			Mental	Developmental
Group Home	2	12	0	0
Adult Residential	2	21	15	0
Elderly Residential	14	139	0	0
Total	18	172	15	0
Notes: 1. The specialized care columns are not mutually exclusive. For example, a facility may have a total capacity of 10 beds, with 8 beds for developmentally disabled children and 4 of the 10 beds are designed to accommodate non-ambulatory children. 2. Group homes provide specialized treatment for persons under age 18. 3. Small family homes provide care to children in licensees' own homes. Small family residents are usually children on probation, developmentally disabled children, children with other special needs, and some foster children. 4. Adult residential facilities provide care for persons age 18 to 59 years including both developmentally disabled adults and persons suffering from mental illness or psychiatric disorders. 5. Elderly residential facilities provide care for persons age 60 and above. Source: State of California Department of Social Services Community Care Licensing Division, 2004.				

Seniors

The 2000 Census reports that there are 7,416 Mountain View residents over age 65, equal to 10.5 percent of the population. This age group increased by 12.4 percent from 1990 to 2000, and also increased slightly as a portion of the total population. According to the 1990 Census, 4,258 households in Mountain View were headed by persons 65 years and older, 2,723 (64 percent) of which were owner households. The 2000 Census lists 4,602 households headed by persons 65 years or older, 3,118 (67.6 percent) of which were owner householders. The senior age group will likely continue to increase in the future as the "baby boomer" population ages and medical advances allow individuals to live longer. Currently, there are 595 subsidized senior housing units in the City of Mountain View, which house approximately 49 percent of the City's 1,218 lower income senior renter households. More affordable senior housing will be needed in the future, as the number of senior households keeps increasing.

Frail Elderly

The U.S. Department of Housing and Urban Development (HUD) requires that Consolidated Plans discuss the housing needs of the "frail elderly." For the purposes of this document, the frail elderly are persons age 65 and older with a disability that limits their mobility or their ability to take care of themselves. The 2000 Census indicated that 37.8 percent of the elderly population in Mountain View had a disability. The Census counted 5,287 disabilities among residents in the City who are 65 years of age or older (Table 7). Of these disabilities, 606 were self-care disabilities, and 1,328 were go-outside-home disabilities. It should be noted that seniors might have more than one type of disability; therefore, the number of disabilities do not necessarily correspond to the number of seniors with disabilities.

The supply of assisted housing for the frail elderly is limited. The Long Term Ombudsman Program of Catholic Charities identifies 429 frail, chronically ill, primarily elderly residents residing in the 18 licensed long term care

facilities in Mountain View. These facilities consist of four nursing facilities and 14 assisted living/residential care facilities for the elderly.

The City of Mountain View has entered into a lease with Avenidas, a non-profit agency, to construct and operate a senior day health care facility at the new City Senior Center. This facility will provide senior day health care for seniors who wish to remain in their homes but require daytime assistance. Avenidas will provide transportation to the site, snacks and meals to participants and occupational/physical therapy. A subsidy program will be available for low-income participants. This new facility will greatly assist the frail elderly in Mountain View to continue living in their homes instead of having to be institutionalized.

Persons with Disabilities

Persons with disabilities often face greater housing challenges than the population as a whole due to their incomes and special physical or developmental needs. While 30 percent of all Mountain View households have incomes less than 80 percent of the Santa Clara County median family income, 54 percent of households with disabilities have incomes below the 80 percent threshold. Extremely high percentages of such households, particularly disabled elderly and renter households, pay large proportions of their incomes for housing and/or live in housing that does not meet their needs. Affordable accessible housing is therefore a high priority need for this group. Accessible streets and public facilities is another need for persons with disabilities.

The 2000 Census counted 6,577 residents age 16 to 64 in Mountain View with a disability. The Census tallied 4,807 employment disabilities among residents in that age group (Table 7). The Census further showed that 2,774 persons in that age group lived with a mobility or self-care limitation. Since some persons may have more than one type of disability, the number of disabilities does not necessarily correspond to the number of persons with disabilities.

Table 8 identifies the residential care facilities within Mountain View. No accurate figures exist for the number of housing units in the City that are disability accessible. The City helps physically disabled low-income households make minor accessibility modifications to their homes by funding a Home Access Program. Modifications typically consist of grab bars, adaptive steps, wheelchair ramps and other similar modifications.

Table 7
Type of Disabilities

	Santa Clara County	Mountain View
Total disabilities tallied:	441,560	16,272
Disabilities tallied for people 16 to 64 years:	307,326	10,558
Sensory disability	16,480	619
Physical disability	40,257	1,416
Mental disability	28,044	942
Self-care disability	12,663	391
Go-outside-home disability	79,636	2,383
Employment disability	130,246	4,807
Disabilities tallied for people 65 years and over:	121,693	5,287
Sensory disability	20,564	719
Physical disability	39,508	1,823
Mental disability	18,128	811
Self-care disability	12,897	606
Go-outside-home disability	30,596	1,328

Source: 2000 U.S. Census

Table 8
Licensed Community Care Facilities in Mountain View

Name of Facility	Facility Location	Type of Facility	Capacity
Casa SAY	509 View Street	Group Home	6
Green Pastures	730 Cornelia Court	Group Home	6
San Antonio Manor	2402 Gabriel Street	Adult Residential	15
Sierra Manor	467 Sierra Vista Avenue #3	Adult Residential	6
Alvin Place Care Home	2522 Alvin Street	Senior Residential Care	6
Cypress Manor	467 Sierra Vista Avenue #1	Senior Residential Care	6
Diamond Res. Care – Brook Place	1309 Brook Place	Senior Residential Care	6
Monte Farley II	586 Burgoyne Street	Senior Residential Care	3
Paradise Care Home	1615 Miramonte Avenue	Senior Residential Care	6
Pettis' Manor Family #B	739-B Pettis Avenue	Senior Residential Care	6
Pettis' Manor Family #C	757 Pettis Avenue	Senior Residential Care	15
Pinehill	801 Rose Avenue	Senior Residential Care	6
Roldan Res. Care – Rose Terrace	330 Escuela Avenue	Senior Residential Care	6
Rose Terrace	330 Escuela Avenue	Senior Residential Care	6
Shalom Mountain View	1007 Miramonte Avenue	Senior Residential Care	6
Springer House	1651 Springer Road	Senior Residential Care	6
Urso's Monte Farley Manor III	381 Farley Street	Senior Residential Care	6
Villa Siena	1855 Miramonte Avenue	Senior Residential Care	55
TOTAL			172

Source: State of California Department of Social Services Community Care Licensing Division, 2004.

Mentally Disabled

According to the Santa Clara County Mental Health Department, mental health needs in the County continue to exceed available support services. The Department estimates that 24,000 people in the County need case management services (social worker assistance to obtain basic needs), yet only about 5,000 places currently exist in the inventory of services, resulting in an unmet need of 19,000 case management places. Similarly, 29,000 people in the County need mental health care, while only 19,000 people can be served. This leaves a gap of about 10,000 people needing mental health care services countywide. Data specific to Mountain View is not available. Mountain View's total population in 2000 is 4.2 percent of the County's. Based on this, it is estimated that there are 400-450 people with mental illnesses in Mountain View that need special services. Nearly 100 percent of this population needs housing placement assistance, as well as life skills training.

Developmentally Disabled

The Housing Choices Coalition (HCC) – an agency addressing the housing needs of the developmentally disabled – reports that at least 5,600 people of all ages in Santa Clara County currently have mental retardation, cerebral palsy, autism or other developmental disabilities. The San Andreas Center, a non-profit organization serving persons with developmental disabilities, estimates that 3,100 developmentally disabled adults are over the age of 18, and 60 percent of them are living at home with their parents. Therefore, about 1,850 developmentally disabled individuals in the County will likely need some kind of housing. Based on Mountain View having 4.2 percent of the County's total population, it is estimated that there are about 78 City residents with developmental disabilities who are likely to need housing. In addition, it is estimated that about 300 people (30 percent) of the 970 people who now live in community residential facilities (i.e., group homes) in the County would also choose more independent living, were it available. Two group homes are located in Mountain View, housing a total of 27 residents. Many of the developmentally disabled live on Social Security income with additional income from work, family or other sources. HCC reports that it is not uncommon for a disabled adult to earn less than \$10,000, making it extremely difficult to find affordable housing. In 2000 the City of Mountain View helped fund Stoney Pine, a 23-unit apartment complex for developmentally disabled persons countywide.

Female-Headed Households

The 2000 Census indicated that about 2,273 households were female-headed households, which represented 7.3 percent of all City households. Low-income female-headed households have special needs for affordable housing and supportive housing in particular. Affordable childcare is also a need for this group.

The City has been studying childcare needs, and has proposed to develop a childcare center in Rengstroff Park, behind the new Senior Center. The childcare center would accommodate 104 children and would serve a combination of low-income, middle-income and market-rate tuition level families. An initial goal of 30 percent enrollment of low-income spaces has been discussed. Efforts are underway to secure a construction loan for the facility and to find an operator. The childcare center could possibly open as early as fall 2007, and would go a long way to addressing the childcare needs of female headed households.

Victims of domestic violence are a special class of female-headed households. The most recent report by the Domestic Violence Council of Santa Clara County shows that in 2001 there were 6,625 calls to police in the county related to domestic violence. These calls resulted in 5,131 investigations. Based on Mountain View having 4.2 percent of the County's total population, it is estimated there are about 215 victims of domestic violence in Mountain View. The Support Network for Battered Women provides counseling, legal assistance and shelter each year to about 100 Mountain View victims of domestic violence.

Affordable housing is a critical need for survivors of domestic violence who seek to separate from their abuser and have limited means to support and shelter themselves and their dependent children. Mountain View provides funding to the Support Network for Battered Women, which provides shelter and transitional housing for victims of domestic violence. Also, in 2002 the City of Mountain View, along with other area jurisdictions, funded HomeSafe, a 24-unit transitional housing facility (located in the City of Santa Clara), which provides transitional housing for up to three years for domestic violence survivors countywide. In addition to housing, residents are provided supportive services such as counseling, legal assistance and childcare. Residents are provided comprehensive case management which includes education and job training as part of their transition to independent living.

Large Households

Large households, those with five or more persons, have special housing needs due to their income and the lack of adequately sized, affordable housing. As a result, large households often live in overcrowded conditions. The 2000 Census reports 2,147 households with five or more members (related and unrelated members) in Mountain View, representing 6.9 percent of the total households (Table 9). The comparable figure for the County in 2000 was 15.5 percent. Large renter-households were more prevalent (7.9 percent) than large owner-occupied households (5.5 percent). The special census tabulations for HUD indicated that among the large households in the City, approximately 74.6 percent experienced at least one housing problem. This illustrates that Mountain View has a need for affordable housing units with three or more bedrooms.

Table 9
Large Household Profile

Special Need Group	Percent of Population ¹	Lower Income ²	Housing Problems ²
Large Households	6.9%	44.3%	74.6%
All Households	100.00%	30.0%	37.8%

Sources: 1) 2000 Census . 2) HUD CHAS, 2003.

Persons with HIV/AIDS

According to September 2004 statistics from the California Department of Health Services, there have been 3,548 residents in Santa Clara County recorded with AIDS. Of these, 1,554 residents are currently alive. In addition, there have been 852 recorded cases of people with HIV in the County. According to a May 2003 report prepared by the Santa Clara County Public Health Department, approximately 18 percent of the AIDS cases recorded in the County were from the North County area, which includes Mountain View. Table 10 provides a breakdown of HIV/AIDS cases in the County by location, based upon the 2003 report, which has the most recent information available regarding cases by location. Figure 6 illustrates the County regions utilized in the report.

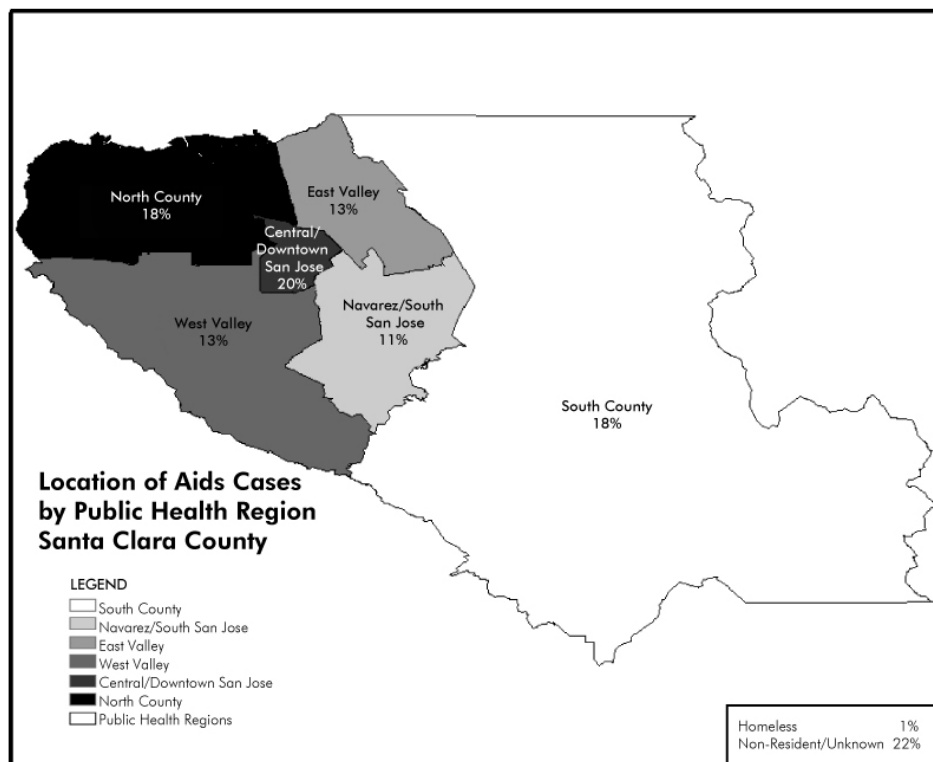
Table 10
Location of AIDS Cases,
Santa Clara County

Region	No. of Cases	% of Cases
North County	342	18%
East Valley	254	13%
Central/Downtown San Jose	384	20%
West Valley	256	13%
Narvaez (South San Jose)	214	11%
South County	45	2%
Homeless	21	1%
Non-Resident, Unknown	421	22%
Total	1,936	100%

Source: *HIV Medical Care Survey*, Santa Clara County Public Health Department, May 2003.

As indicated in Table 10, approximately 1 percent of HIV/AIDS cases were homeless. According to the *AIDS/HIV Community Services Plan* for Santa Clara County, 10-15 percent of the homeless population is HIV-infected.

Figure 6 – HIV Cases by County Region



SOURCE: *HIV Medical Care Survey*, Santa Clara County Public Health Department; May 2003.

Persons with Alcohol/Other Drug Addiction

Alcohol/other drug abuse (AODA) is defined as excessive and impairing use of alcohol or other drugs, including addiction. The National Institute of Alcohol Abuse and Alcoholism estimates the number of men with drinking problems (moderate or severe abuse) at 14 to 16 percent of the adult male population, and the number of women with similar problems at 6 percent. Abusers of alcohol and other drugs have special housing needs during treatment and recovery. Group quarters typically provide appropriate settings for treatment and recovery. Affordable rental units provide housing during the transition to a responsible lifestyle.

In its *Annual Report FY 2003*, the Santa Clara County Department of Alcohol and Drug Services indicated that there were 9,358 adult admissions to the County's substance abuse programs from July 2002 to June 2003. In that same time period, there were 10,236 discharges from these programs. These figures include duplicated admissions and discharges, so the actual number of persons admitted or discharged is less, but the precise number is unknown. Based on Mountain View's total population being 4.2 percent of the County's, it is estimated that approximately 393 adult admissions originated from Mountain View. The median length of stay for those treated in residential programs was 35 days, while it was 84 days for those treated in outpatient programs. No data are available concerning the residences or housing status of persons admitted or discharged.

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IV. Housing Market Conditions

This section addresses characteristics of the housing supply in Mountain View, including type, age, condition, costs, and availability. The implications of these housing characteristics with respect to housing programs are also examined.

Housing Growth

The 2000 Census reported 32,432 housing units in Mountain View, representing an increase of 3.0 percent since 1990 (Table 11). This level of growth was about half that experienced by Santa Clara County as a whole. The California Department of Finance estimated that there were 33,129 units in Mountain View in 2004, which represents a 2.1 percent increase from the 2000 total.

Table 11
Housing Growth

Jurisdiction	Housing Units			Percent Change	
	1990	2000	2004	1990-2000	2000-2004
Mountain View	31,487	32,432	33,129	3.0%	2.1%
Santa Clara County	540,240	579,329	600,707	7.2%	3.7%

Sources: 1990 and 2000 U.S. Census, 2004 California Dept. of Finance E-5a Report.

Housing Type

Multiple-family homes are the predominant housing type in Mountain View, which makes the City unusual among other cities in Santa Clara County. According to the California Department of Finance estimates, multiple-family housing accounted for over half of the housing stock in the City (Table 12). Mountain View has the largest proportion of multiple-family units compared to the County or its incorporated areas. Single-family housing represented just 39.5 percent of the housing stock in the City.

Table 12
Housing Type – 2004

Jurisdiction	Total Housing Units	Housing Type		
		Single Family	Multiple Family	Mobile home
Mountain View	33,129	39.5%	56.8%	3.7%
Santa Clara County	600,707	63.9%	32.8%	3.3%

Source: 2004 California Dept. of Finance E-5a Report

Mobile Homes

Mobile home parks and recreational vehicle (RV) parks are housing areas of concern in Santa Clara County. While Table 12 shows that mobile homes constitute only a small percentage of the total housing units in both Mountain View and the County, they nevertheless are a source of affordable housing in the region. Table 13 lists the number of mobile home and RV parks in the County, along with the total number of units. This table is based upon a database maintained by the California Department of Housing and Community Development. Therefore, figures for both Mountain View and the County may not agree with the figures that would be derived from Table 12, which are California Department of Finance estimates.

Mobile homes provide an affordable housing resource for thousands of households countywide. Approximately 87 percent of mobile home occupants in Santa Clara County own their homes, but most of these households must rent spaces in mobile home parks. The rising cost of mobile home expenses, and increases in space rents over the past decade, has significantly increased the housing cost burden of mobile home residents. At the time of the 2000 Census, the median income for mobile home residents was approximately \$55,000, about 75 percent of median income for all households. The median income for seniors living in mobile homes was particularly low, about \$38,500 in 2000. Although seniors comprise a large percentage of mobile home occupants, the 2000 Census reported that about one-third (32 percent) are non-seniors, and many of these households are families with children.

Table 13
Mobile Home and RV Parks in Santa Clara County

Location	# of MHP	# of MHP Spaces	# of RV Parks	# of RV Spaces
Santa Clara County	105	18,106	13	1,189
Campbell	2	243	0	0
Gilroy	4	349	1	158
Los Gatos	2	138	0	0
Milpitas	4	566	0	0
Morgan Hill	7	816	5	792
Mountain View	8	1,161	0	0
Palo Alto	1	104	0	0
San Jose	59	10,756	5	160
Saratoga	0	0	1	42
Sunnyvale	18	4,060	1	37

Note: No mobile home parks or RV parks were recorded in Cupertino, Los Altos, Los Altos Hills, Monte Sereno or the City of Santa Clara.

Source: California Department of Housing and Community Development, Code Enforcement Division, November 2004; City of Mountain View, 2005.

Housing Tenure and Vacancy

Tenure

The tenure of a community's housing stock (owner versus renter) influences several aspects of the local housing market. Tenure preferences are primarily related to household income, composition, and age of the householder. The stability of single-family residential neighborhoods is influenced by tenure, with ownership housing evidencing a much lower turnover rate than rental housing. Housing overpayment (cost burden), while faced by many households regardless of tenure, is more prevalent among renters, because renters tend to have significantly lower incomes than homeowners in relation to their housing costs. Mountain View is a predominantly renter-occupied community, with 58 percent of households being renter-occupied (Table 14). This trend is explained primarily by the large amount of multi-family housing in the City.

Table 14
Housing Tenure

Jurisdiction	2000		2004 %Vacant
	Owner %	Renter %	
Mountain View	41.5%	58.5%	3.67%
Santa Clara County	59.8%	40.2%	2.31%

Source: 2000 U.S. Census, 2004 California Dept. of Finance E-5a Report

Vacancy

The availability of housing to those looking for a home primarily depends on the number of unoccupied units for sale or rent at any one time. One measure of the vacancy rate is the percentage of vacant units to total housing units. According to the 2000 Census, Mountain View had a vacancy rate 3.67 percent. However, this is not the most relevant measure, as vacant units include recreational and vacation rentals and homes seasonally occupied (e.g., second homes). Such units are typically not available for sale or rent.

The percentage of units for sale or rent at any time is the effective vacancy rate. The effective vacancy rate varies from month to month and typically follows economic trends. In general, a vacancy rate of at least five percent assures that consumers have adequate housing choices, assuming their income is adequate. At that rate, vacant units are available to facilitate mobility. When vacancy rates drop below five percent, rental rates are under pressure to rise due to the increased demand and reduced supply. According to an October 2004 news release by the Tri-County Apartment Association, the average rental vacancy rate (effective rate) among large apartment complexes in Santa Clara County was about six percent.¹ No information is available on the effective vacancy rate in Mountain View.

Housing Costs and Affordability

Ownership Housing Cost

According to the California Association of Realtors, the median price for a home in Mountain View rose 22.9 percent between 2003 and 2004 (Table 15). In December 2003, the median home price was \$480,000. In December 2004, this had increased to \$590,000. The increase in Mountain View's median home prices was higher than that for Santa Clara County.

Table 15
Median Home Prices, 2003-2004

Location	Median Home Prices		Percent Change
	December 2004	December 2003	
Santa Clara County	\$574,750	\$485,000	18.5%
Campbell	\$640,000	\$515,000	24.3%
Cupertino	\$877,500	\$639,500	37.2%
Gilroy	\$651,000	\$495,000	31.5%
Los Altos	\$1,485,000	\$1,165,000	27.5%
Los Gatos	\$815,000	\$811,250	0.5%
Milpitas	\$518,000	\$455,000	13.8%
Morgan Hill	\$622,000	\$530,000	17.4%
Mountain View	\$590,000	\$480,000	22.9%
Palo Alto	\$812,500	\$749,500	8.4%
San José	\$549,000	\$465,000	18.1%
Santa Clara	\$572,250	\$475,000	20.5%
Saratoga	\$1,000,000	\$896,000	11.6%
Sunnyvale	\$590,000	\$520,000	13.5%

Source: California Association of Realtors, January 2005.

¹ The source for this estimate can be found at www.tcaa.org/casanaa/doc.nsf/doc/about_articles.cm. The Tri-Valley article was based on monthly information provided by RealFacts.

Every year, the National Association of Home Builders (NAHB) tracks the ability of households to afford a home in almost 2,000 metropolitan areas across the country. NAHB develops a Housing Opportunity Index (HOI) for a given area that is defined as the share of homes sold in that area that would have been affordable to a family earning the median income. The San Jose metropolitan area was among the least affordable areas in the nation. In 2002, only 20.1 percent of the homes sold in the San Jose metropolitan area were affordable to families with the median income. As affordability drops, lower income families are most acutely affected.

To assist first-time homebuyers, the City participates in the Mortgage Credit Certificate (MCC) Program that gives a tax credit of up to 15 percent of mortgage interest paid each year, in addition to the deduction for mortgage interest. Potential participants, (whose income cannot exceed 100 percent of median), must find a house that costs no more than \$410,000. The City has also contributed \$600,000 to date to the Housing Trust of Santa Clara County, which has been funding a number of housing programs, including a first time homebuyer program, which has assisted Mountain View first time homebuyers. As of September 2004, the Housing Trust had provided closing cost loans to 23 Mountain View households to assist them in purchasing their first time home (the Housing Trust also provided \$625,000 in loans for the efficiency studios project). The Housing Trust First Time Homebuyer Program is currently being reevaluated and may change in the future. Up to now the program had been providing low-interest down payment assistance (up to \$28,500 for a first loan and up to 6 percent of the purchase price for a second loan) and closing cost loans (up to \$6,500). The City also has a Below Market Rate (BMR) Housing Program which requires that ten percent of the units in new housing projects be affordable to low- or moderate-income residents. As an alternative, in some situations, developers may pay an in-lieu fee, which is then used by the City for affordable housing projects.

The President has established a goal to increase minority homeownership by 2012. The City of Mountain View is currently undertaking a study to evaluate different options for use of funds from the City's Below Market Rate Housing Program and Redevelopment District Housing Set-Aside funds. This study will include an evaluation of how these funding sources could be used for homeownership programs. Due to the high cost of housing, it is very challenging to develop homeownership programs for lower income households earning less than 80 percent of the County median income. Based on the 2004 median house value of \$540,000 (which has continued to increase), a households earning 80 percent of the median income, as shown on Table 18, would require a subsidy of about \$254,000. The City's limited amount of CDBG and HOME funds would make it difficult to serve more than a few households. In addition to studying the potential use of local housing funds for homeownership programs, the City will target future outreach regarding homeownership programs (such as MCC and other available programs) to areas of the City with concentrations of minority households, as shown in Figure 2 under the Housing and Community Development Needs section.

Rental Housing Cost

As previously stated, Mountain View is a predominantly renter-occupied community, with 58 percent of the households being renters. Given the large rental market in the City, it is important to evaluate the affordability of the rental housing stock. Recent trends in home prices have led to an increasing number of people being priced out of the homeownership market. One consequence has been a shift in tenure trends, with increasing number of people remaining in the rental market, exacerbating the competition for scarce affordable housing units.

The Housing Authority of Santa Clara conducts a survey of average gross rental rates in cities and communities in Santa Clara County. Table 16 shows the average rent by jurisdiction, along with the 2000 Census median gross rent. Rents in Mountain View are generally similar to the Fair Market Rent (FMR) established by HUD for the San Jose Metropolitan area (Table 17).

The City has made an effort to increase the supply of affordable rental housing by partnering with nonprofit agencies and using CDBG, HOME and Revitalization Authority Housing Set-Aside funds to subsidize affordable housing developments. During the past four years, the City has been actively working on the development of 120 units of

efficiency studio housing that will be affordable to persons earning 15-45 percent of the County median income. This development required \$5.44 million in subsidy from the City and is expected to be ready for occupancy by December 2005. In an effort to increase the available funds for affordable housing, the City Council on November 18, 2003 approved the issuance of approximately \$6 million in debt for affordable housing by leveraging future Housing Set-Aside revenues.

Table 16
Rental Rates in Selected Santa Clara County Jurisdictions

Jurisdiction	# of Rooms	2004 Average Rents	2000 Census Median Rent (all units)
Cupertino	Studio	\$1,011	\$1,693
	1 BR	\$1,198	
	2 BR	\$1,692	
	3 BR	\$2,034	
Gilroy	Studio	\$752	\$936
	1 BR	\$896	
	2 BR	\$1,191	
	3 BR	\$1,750	
Mountain View	Studio	\$862	\$1,222
	1 BR	\$958	
	2 BR	\$1,349	
	3 BR	\$1,793	
Palo Alto	Studio	\$1,078	\$1,349
	1 BR	\$1,311	
	2 BR	\$1,937	
	3 BR	\$2,428	
San Jose	Studio	\$815	\$1,123
	1 BR	\$994	
	2 BR	\$1,331	
	3 BR	\$1,908	
Santa Clara	Studio	N/A	\$1,238
	1 BR	\$1,089	
	2 BR	\$1,381	
	3 BR	\$1,830	

N/A – not available

Source: 2000 U.S. Census; Housing Authority of the County of Santa Clara, 2004.

Table 17
Fair Market Rents in Santa Clara County

	# of Rooms	FY 2001 FMR	FY 2005 FMR	Percent Change
HUD Fair Market Rent (FMR) for Santa Clara Co.	Studio	\$886	\$942	+6.3%
	1 BR	\$998	\$1,107	+10.9%
	2 BR	\$1,221	\$1,313	+7.5%
	3 BR	\$1,673	\$1,779	+6.3%

Source: Housing Authority of the County of Santa Clara, 2004

Housing Affordability

Housing affordability is dependent upon income and housing costs. Using updated income guidelines, current housing affordability in terms of home ownership can be estimated for the various income groups. According to the HUD income guidelines for 2004, the Median Family Income (MFI) in the San Jose metropolitan area for a family of four persons is \$105,500. Based upon this MFI, the maximum income level for an Extremely Low Income household (0-30 percent MFI) is \$31,850. For a Very Low Income household (31-50 percent MFI), the maximum level is \$53,050, while for a Low Income household (51-80 Percent MFI) it is \$84,900. It should be noted that HUD income limits are adjusted according to family size. Therefore, income levels would be different for a family of three or a family of six. Attachment 4 under the Appendix provides the 2004 HUD income limits that apply to Mountain View.

Assuming that the potential homebuyer within each income group has sufficient credit, down payment (10 percent), and maintains affordable housing expenses (i.e. spends no greater than 30 percent of their income on the mortgage, taxes and insurance), the maximum affordable home prices are presented in Table 18. The table assumes a six percent interest rate and a five percent down payment, similar to the assumptions used by the City in its BMR Program.

Table 18
Affordable Housing Costs by Income

Income Group	Median Income	Monthly Affordable Payment	Property Taxes, Insurance	Maximum Affordable Home Price
Extremely Low (0-30% MFI)	\$31,850	\$643	\$222	\$107,255
Very Low (31-50% MFI)	\$53,050	\$1,072	\$370	\$178,695
Low (51-80% MFI)	\$84,900	\$1,715	\$504	\$286,045

Note: Calculation of affordable mortgage and home price based on a 6% interest rate, 5% down payment, and Area Median Family Income of \$105,500 for 2004.

Sources: HUD Income Levels, 2004; www.mortgage101.com

Maximum affordable home prices can be determined for a household at the top of that income category and for a household size of four. Given the median home prices shown in Table 15, home ownership is beyond the reach of virtually all extremely low- and very low-income households. Most low-income households may only be able to afford condominium units or small-size single-family homes, and may still require financial assistance. Similarly, extremely low-income households cannot afford the median rents in virtually the entire City and very low-income households are confined to studio and one- bedroom apartments.

Housing Condition

Age of Housing Stock

The age of housing is commonly used by state and federal housing programs as a factor to estimate rehabilitation needs in communities. Typically, most homes begin to require major repairs or have significant rehabilitation needs at 30 or 40 years of age. Over half (52.8 percent) of the City's housing stock is over 30 years old, indicating the potential need for rehabilitation and continued maintenance for a significant portion of the City's housing (Table 19). However, the extent to which older single-family homes need rehabilitation is largely due to the income of the owner-occupants and their ability to pay for home maintenance and repairs. With the current low interest rates, market rate home improvement loans are now affordable for more households.

Table 19
Age of Housing Stock: 2000

Year Built	Number of Units	Percent of Total
1939 or earlier	1,214	3.7%
1940-1949	1,712	5.3%
1950-1959	5,968	18.4%
1960-1969	8,249	25.4%
1970-1979	8,461	26.1%
1980-1989	3,981	12.3%
1990-2000	2,852	8.8%
Total	32,437	100.0%

Source: 2000 U.S. Census

In an effort to improve overall housing conditions in Mountain View, the City uses CDBG funds for a Home Repair Program for lower-income homeowners. The City also operates a multi-family housing inspection program to ensure that rental housing meets health and safety standards.

Housing Deficiencies

Available Census data offers two indicators of housing stock deficiencies: whether a unit is lacking complete plumbing or kitchen facilities. As indicated in Table 20, 103 units in the City lacked complete plumbing, and 107 units were without kitchen facilities. It is not known if any units had both deficiencies. The rate of substandard units was lower for the City than for the County.

Table 20
Housing Stock Deficiencies: 2000

Jurisdiction	Units Lacking Complete Plumbing		Units Lacking Complete Kitchen Facilities	
	Number of Units	% of Total Units	Number of Units	% of Total Units
Mountain View	103	0.31%	107	0.32%
Santa Clara County	2,867	0.47%	3,289	0.54%

Source: 2000 U.S. Census

In determining the condition of the existing housing stock and the need for its preservation and improvement, Census information is not sufficient, because of its limited definition of deficient housing. Few units in Mountain View have the shortcomings illustrated by Table 20.

A tight housing market has resulted in sharp increases in the demand for housing. In turn, this has prompted property owners to invest in properties needing rehabilitation, or developers to purchase such properties for development. As a result, housing units in Mountain View are, overall, in good condition. According to the City's Housing Element, at least 900 units have undergone major rehabilitation by the building owners in the last three to four years prior to 2002.

There is still a need for rehabilitation assistance for the City's subsidized housing. To keep these units affordable, the rents are low and thus revenue is limited. These properties often need financial assistance to carry out rehabilitation work so that they are maintained in good condition. The City has historically used its CDBG funds to help fund the rehabilitation needs of subsidized housing. Recently, the City used CDBG funds to address rehabilitation needs at the Tyrella Garden Apartments and exterior rehabilitation needs at the Central Park Apartments. Currently, the City has funded the rehabilitation of the Sierra Vista I Apartments and a transitional house for previously homeless persons. Assistance is also needed by extremely low and very low income homeowners in order to maintain their homes.

Lead-Based Paint Hazards

Lead poisoning is the number one environmental hazard to children in America today. Approximately 434,000 children across the U.S. aged one to five years have lead blood levels greater than the Center for Disease Control (CDC) recommendations. Lead poisoning causes IQ reductions, reading and learning disabilities, decreased attention span and hyperactivity and aggressive behavior. Several factors contribute to higher incidences of lead poisoning:

- Children fewer than two are especially vulnerable.
- Low-income children are at eight times higher risk for lead poisoning than wealthy children.
- Black children have five times higher risk than White children.
- Hispanic children are twice as likely as White children to have lead poisoning.
- Children in older housing are at higher risk.
- Up to 50 percent of children in distressed neighborhoods have some level of lead poisoning.

Lead-based paint (LBP) is a major source of lead poisoning. Starting in 1978, the use of all lead-based paint on residential property was prohibited. National studies estimated that 75 percent of all residential structures built prior to 1978 contain LBP and that older structures have the highest percentage of LBP. The age of the housing stock is the key variable for estimating the number of housing units with lead-based paint. Not all units with lead-based paint have lead-based paint hazards. Properties more at risk than others include deteriorated units and rehabilitated units where there was not a thorough cleanup with high-phosphate wash after the improvements were completed.

Figure 7 shows the cases of elevated blood lead levels in Santa Clara County by ZIP code. CHAS data provides the number of housing units constructed before 1970 that were occupied by lower income households. This data can be used to approximate the extent of LBP hazards among lower income households. While information on units constructed before 1978 is not available from CHAS, estimates based on the pre-1970 stock provide a "worst case" estimate of the extent of LBP hazards. Citywide, an estimated 2,914 units occupied by lower income households (0-80 percent MFI) may potentially contain LBP (Table 21). However, not all housing units that have lead-based paint have lead-based paint hazards. It is important to note that most of the units described above have probably been repainted at least once since 1978, when lead paint use was prohibited and was becoming a national concern. There has been no evaluation of dust, soil, or deteriorated paint in the units at risk for lead-based paint hazards, which would provide a more definitive estimate of lead-based paint hazards in the City.

The City informs all CDBG and HOME subrecipients carrying out rehabilitation or acquisition activities of the dangers of lead-based paint and the requirements for lead abatement. It also inspects for defective paint on projects being rehabilitated or acquired. The City has developed a Lead-Based Paint Management Plan, which it uses in carrying out CDBG or HOME funded projects.

Table 21
Number of Housing Units with Lead-Based Paint
Occupied by Lower Income Households

Year Units Built	No. of Units Occupied by Lower Income Households			Estimated Percent Units with LBP ²	Estimated No. of Units with LBP and Occupied by Lower Income Households		
	Extremely Low (0-30% MFI) ¹	Very Low (31-50% MFI)	Low (51-80% MFI)		Extremely Low (0-30% MFI)	Very Low (0-50% MFI)	Low (51-80% MFI)
Before 1970	393	1,379	2,113	75%	295	1,034	1,585

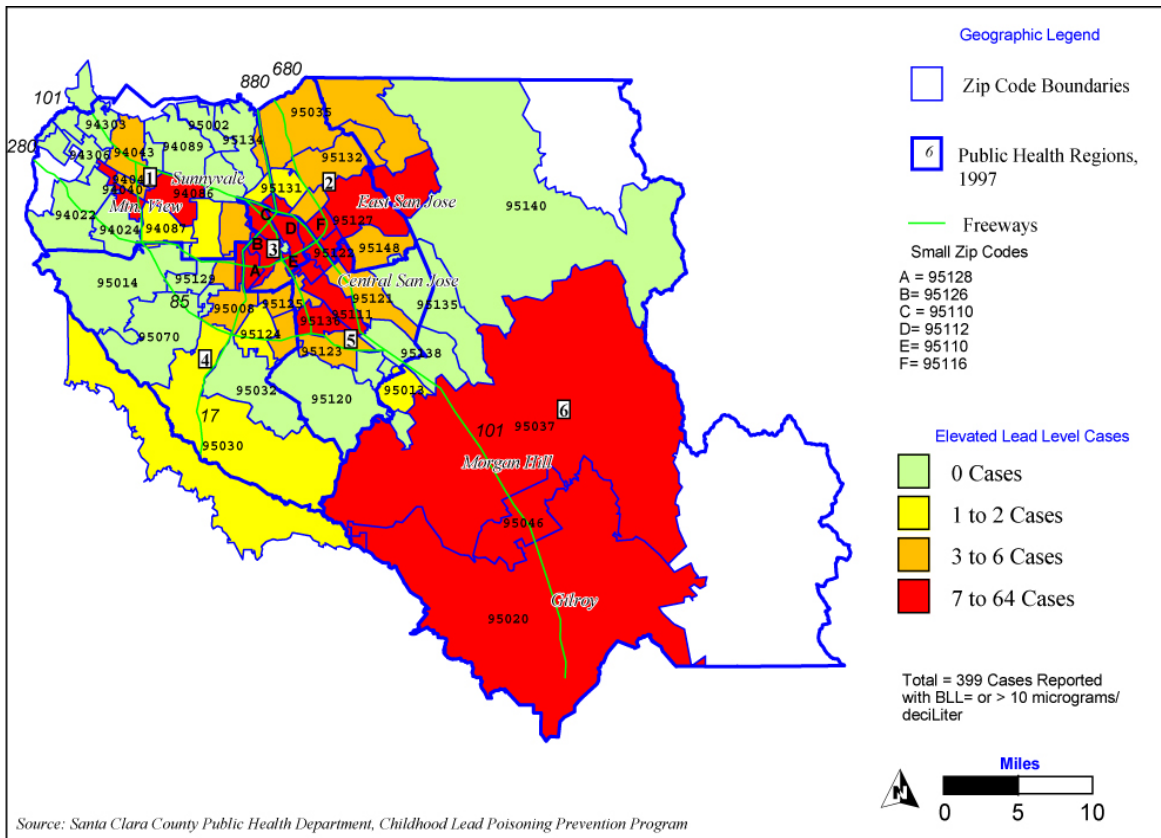
¹ Owner-occupied units for extremely low-income group not available. Figure includes only rental units.

² Based upon national studies.

Source: HUD CHAS Data, 2003.

Figure 7 – Elevated Blood Lead Levels in Santa Clara County

Elevated Blood Levels by Zip Code Santa Clara County, January 1992 – June 1997



Estimates of New Construction Needs

The Association of Bay Area Governments (ABAG) has estimated that the City needs to provide adequate housing sites to accommodate 3,423 units for the time period of 1999-2006², out of a total of 230,743 units for the ABAG region. This represents approximately 1.5 percent of the total regional housing need. Mountain View's allocation is an average of 489 housing units per year for the 7½-year period. Assuming that the regional housing need from 2007 to 2009 would be the annual average of the original 1999-2006 needs allocation for Mountain View as determined by ABAG, the City would be required to construct an additional 2,445 units during the 2004-2009 time period.³ According to ABAG's Regional Housing Need Determination, the City needed to construct 1,029 units for lower income households during the 1999-2006 period (698 for very low-income households, 331 for low-income households).

Public and Assisted Housing Needs

This section discusses the available public housing and assisted housing resources in Mountain View. Public housing is housing owned and operated by a local Public Housing Authority. Assisted housing is housing that is privately owned and managed, but which receives public funding and implements affordability requirements of the public agency providing the funding.

Public Housing

The Housing Authority of the County of Santa Clara (HACSC) manages 555 public housing units throughout Santa Clara County. Most of these units (494) are exclusively for lower-income seniors, while only 25 units are exclusively for lower-income families. There are no public housing units in Mountain View.

Tenant-Based Rental Housing Assistance

HACSC administers the Section 8 rental voucher program countywide. Under the Section 8 Program, eligible households earning 50 percent or less of the County median income are provided a voucher which pays the difference between the market rent of an apartment (up to fair market rent) and 30 percent of the household's income. Subsidy payments are made by HACSC directly to the landlord on behalf of the assisted household. This program allows low-income tenants to afford market rate housing by having their rent subsidized. The demand for this program greatly exceeds the available vouchers.

Currently, 468 Mountain View households receive tenant-based rental assistance through the voucher program. There are another 61 applicants from Mountain View on the waiting list, consisting of 31 non-disabled and non elderly households, 13 elderly households, 12 disabled and 5 disabled and elderly households. Table 22 presents a breakdown of Section 8 participants and waiting list applicants as of October 2004.

The Housing Authority estimates that there is a five to seven year wait for rental assistance. The waiting list was opened for new applicants for a brief period in the fall of 1999. Response was so overwhelming that the list was closed again because the new numbers represented another five to seven year waiting period. Thus, the Section 8 waiting list represents only a small portion of those seeking subsidized housing in Mountain View.

² Subsequent to the adoption of the ABAG plan, the California Legislature extended by one year the time period covered by that plan. For the purpose of the Consolidated Plan analysis, the original timeframe of 1999 – 2006 is used.

³ New State law will affect the allocation methodology used in the next Housing Element update, which could affect Mountain View's allocation, and therefore future estimates.

Table 22
Section 8 Participants and Applicants in Mountain View

<i>Participants</i>	
Disabled	51
Elderly	238
Disabled and Elderly	58
Non-Disabled and Non-Elderly	121
Total	468
<i>Waiting List Applicants</i>	
Disabled	12
Elderly	13
Disabled and Elderly	5
Non-Disabled and Non-Elderly	31
Total	61

Source: Housing Authority of the County of Santa Clara, October 2004.

Inventory of Assisted Housing Units

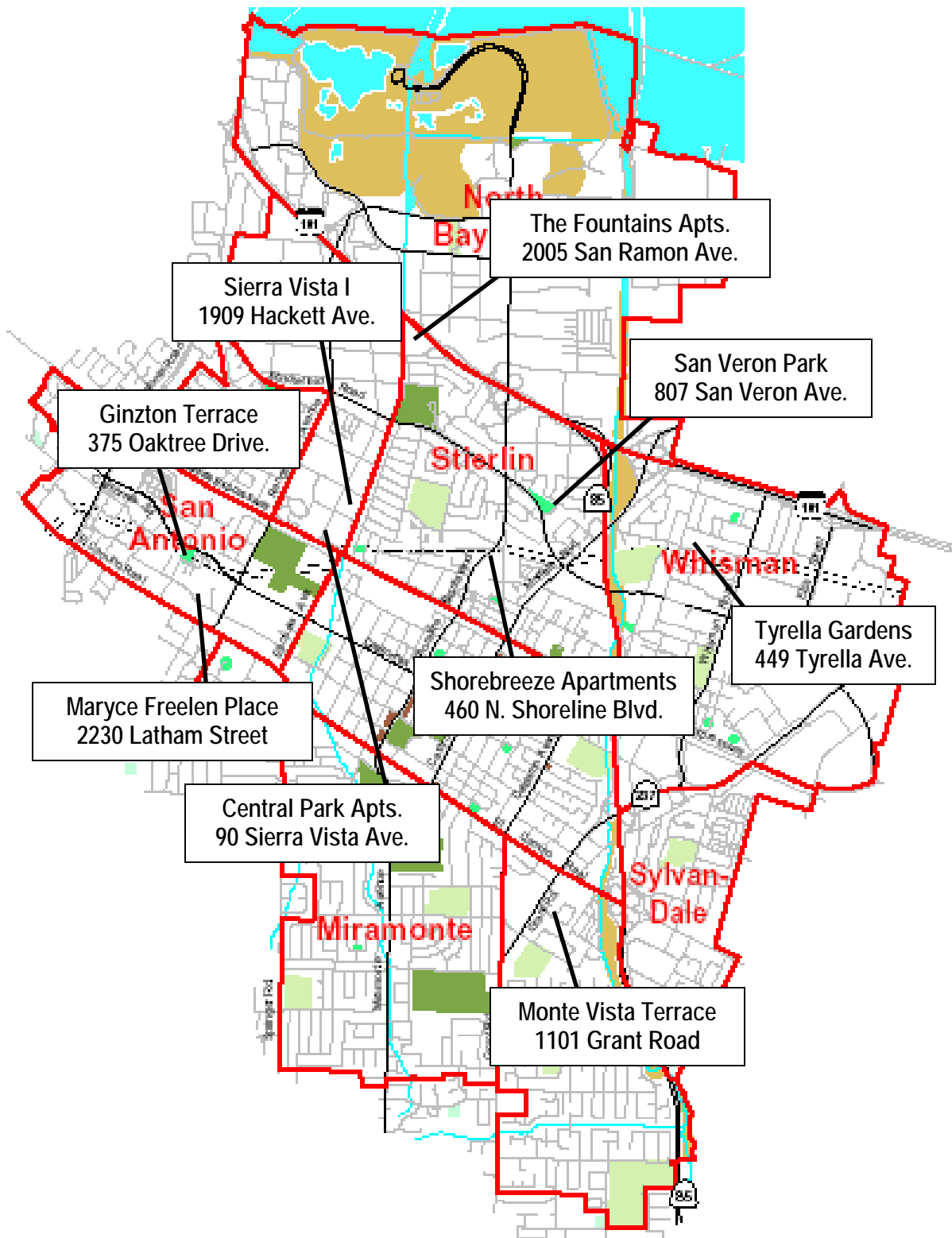
Table 23 provides data on the City's assisted multi-family housing stock by various government assistance programs. "Assisted housing" means housing that is privately owned and managed (usually by non-profits) but receives or has received public funds to maintain its affordability for lower income households. Assisted housing does not include licensed community care facilities or emergency shelters. The City has been successful in preserving all the "at-risk" properties, with the exception of one privately owned property financed by a Mortgage Revenue Bond. At-risk properties are discussed in the following section. The City has 856 subsidized units, 66 percent of which are affordable to very low income households and 35 percent are affordable to low income household. Seventy percent of the subsidized units are for seniors

Table 23
Assisted Housing Inventory

Development	Total Units	Subsidized Units	Units for Seniors	Income Targeting	
				Very Low (<50%)	Low (<66%)
Previously At-Risk Units Preserved as Affordable Housing					
Central Park Apts. 90 Sierra Vista Ave.	149	148	148	1	147
Fairchild Apts. 159 Fairchild Drive	18	18	0	18	0
Monte Vista Terrace 1101 Grant Road	150	149	135	149	0
Shorebreeze Apts. 460 N. Shoreline Blvd.	120	119	72	2	117
Sierra Vista I 1909 Hackett Ave.	34	34	0	34	0
Tyrella Gardens 449 Tyrella Ave.	56	55	8	42	13
All Other Affordable Units (Not At Risk)					
Maryce Freelen Place 2230 Latham Street	74	73	0	71	2
The Fountains 2005 San Ramon Ave.	124	123	123	117	6
Ginzton Terrace 375 Oaktree Drive	107	106	106	106	0
San Veron Park 807 San Veron Ave.	32	31	3	23	8
Total	864	856	595	563	293

Source: City of Mountain View, as of April 2005

Figure 8 – Map of Assisted Housing Inventory



Assisted Housing Units at Risk of Converting to Market Rate

The State Housing Element law and HUD Consolidated Plan regulations require cities to prepare an inventory including all assisted multi-family rental units which are eligible to convert to non-low-income housing uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions. These units are considered “at risk” of being lost to the affordable housing inventory. The State Housing Element law requires this inventory cover a ten-year evaluation period following the statutory due date of the Housing Element (July 1, 2004); whereas the HUD regulation requires the inventory to cover only the five-year planning period of the Consolidated Plan. To satisfy both state and federal requirements, this at-risk housing analysis period covers from July 1, 2004 through June 30, 2014. This analysis represents a review of current status and options, rather than a specific statement of City policy.

The City has successfully preserved all the “at-risk” subsidized properties and no properties are considered to be at risk of conversion to market rate housing during the 5-year period of the Consolidated Plan. Just about all of the properties, however, are dependent upon Section 8 rent subsidy contracts. Therefore, the future of the Section 8 Program is crucial to the on-going affordability of the City’s subsidized housing stock.

As background, a major accomplishment under the 1990 Housing Element was the City’s success during the past 19 years in preserving all but one of the affordable housing units that were at risk of being converted to market rate housing. Five housing developments (Central Park, Monte Vista Terrace, Shorebreeze, Sierra Vista I, and Tyrella Gardens), totaling 509 units, were preserved as affordable housing. These developments were built over the past three decades, using federal programs that required low-income use restrictions in exchange for federal subsidies. The restrictions on these properties were expiring. After expiration, the owners would have been able to terminate the low-income use of the properties by prepaying the federal loan and converting the properties to market-rate housing. In most of these cases the City used its available CDBG, HOME and local housing funds to assist non-profit organizations to purchase these properties and preserve them as affordable housing. In several of these cases the City was instrumental in finding qualified nonprofits to acquire the properties and encouraging the private owners to sell to the nonprofits. A sixth project, consisting of 48 units at Villa-Mariposa, was not preserved. It had rent restrictions that expired in March 2001. This project had been developed using Mortgage Revenue Bonds.

Another property, 18 family units at Fairchild Apartments, was refinanced by the private property owner under the Title VI Low-Income Housing Preservation Act and therefore is not currently identified as a property at risk of being converted to market rate housing. The financing package for most of the “preserved” properties included Section 8 contracts to help subsidize tenant rents. Therefore, the affordability of the preserved properties, including the Fairchild Apartments, is still dependent upon the continued availability of the Section 8 program. The uncertainty surrounding the funding of this program from year to year has created several problems. First, tenants are uncertain from year to year whether the affordability of their units will continue. And second, the non-profit property owners may be deferring maintenance needs due to concerns about the availability of operating revenue from year to year.

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V. Fair Housing and Barriers to Affordable Housing

Constraints to the provision of adequate and affordable housing are posed by market, governmental, and infrastructure and environmental factors. These constraints may result in housing that is not affordable to low and moderate-income households, or may render residential construction economically infeasible for developers. Constraints to housing production significantly impact households with low and moderate incomes and special needs. The City of Mountain View's Housing Element has identified potential governmental and non-governmental constraints to affordable housing development, as detailed below

Potential Governmental Constraints

Residential Zoning

The City's General Plan, zoning classifications and Precise Plans allow for a range of densities from about 4 units per acre to about 100 units per acre. Most of the remaining developable residential land is zoned for multiple-family housing. Within that category, Mountain View allows apartments, condominiums, townhouses and small-lot single-family housing. The only restriction is that in some Precise Plans, small-lot single-family is not allowed because of noise or other environmental considerations, and in some areas, it is discouraged because it does not blend with the surrounding higher density development.

Residential care homes with seven or more clients and rooming and boarding houses with more than two persons are allowed with a conditional use permit in all residential zone districts. The use permit requirement allows the City to assess whether there will be parking or other problems associated with a larger-than-normal household in a residential area. Specialized housing types, such as senior housing and co-op housing, are allowed in the multiple-family zones with a conditional use permit and in some Precise Plans. Although the zoning ordinance allows companion units to be manufactured (factory-built) housing, it does not say so explicitly. The City proposes to clarify this provision in the zoning ordinance.

Open Space Requirements

A point-by-point comparison of other cities' open space requirements is difficult since the form of the regulations varies considerably. For example, both Sunnyvale and Palo Alto state their open space requirements for multiple-family development in terms of square feet per unit as compared to Mountain View's percentage-of-lot-area requirement. Another way of making a comparison is to look at building coverage and paving coverage maximums. Open space standards can be estimated by subtracting these coverages from the lot area. Palo Alto and Sunnyvale have a maximum building coverage of 40 percent while Mountain View's is 35 percent. Unlike Mountain View, Palo Alto and Sunnyvale do not have maximum paving coverages, but their parking requirements are similar so maximum paving would be similar. From this information, the open space standards in Palo Alto and Sunnyvale are estimated to be equivalent to about 50 percent. Mountain View's requirement is 55 percent, but balconies and other above-grade recreational open area can be counted as open space, which makes the three cities very similar in their open space requirements.

Parking Requirements

Mountain View reviewed and revised its multiple-family parking requirements in 1996. As a part of its effort, the City hired a consultant to survey multiple-family development to assess whether the standards should be changed. The study did not encompass income, transit, shopping or work factors. After review by the Planning Commission and City Council, including public testimony about the need for more parking, it was determined that the parking requirement should not be reduced. Fluctuations in the economy, populations and similar factors can influence

survey results, so the report recommended that the City keep the more conservative standards to ensure there is adequate parking.

There are exceptions to these standards. The parking standard for efficiency studios can be reduced to less than one space per unit through a conditional use permit process and a parking study if the project is near transit, in the downtown, and/or within walking distance of jobs and services. Another exception is for senior congregate care housing, where the requirement can also be reduced if a parking study demonstrates a lower ratio is appropriate. Since the cost of providing parking increases the cost of housing, the Housing Element contains an action whereby the City will consider amending the zoning ordinance to allow parking reductions for senior and affordable housing on a project-by-project basis.

Housing for Disabled Persons

A review of Mountain View's zoning laws and permits was recently conducted as a part of a comprehensive study of fair housing in Santa Clara County. This study, released in January 2003, concluded that the cities' codes (including those in Mountain View) were in compliance with State fair housing standards, although the authors noted they did not observe how individual permits were processed. In addition, fair housing advocates interviewed for the study generally felt that local officials behaved reasonably in processing applications for the siting of group homes, and other zoning issues.

Mountain View conscientiously implements and monitors Title 24 of the California Code of Regulations, which is the regulation on access and adaptability for persons with physical disabilities. When there is a conflict between a Title 24 requirement and a zoning ordinance requirement, the City's Development Services Center identifies the conflict early in the review process and resolves it with priority given to the Title 24 requirement. Although there are no mandatory accessibility requirements for single-family houses, the City assists physically disabled low-income homeowners and tenants with minor accessibility modifications to their homes by funding a Home Access Program.

Group homes for disabled people are allowed as "residential care homes." Residential care homes are allowed in all residential zones and in Precise Plans, which allow other residential uses. There are no geographical spacing or siting requirements for residential care facilities. A conditional use permit is required for residential care homes with seven or more residents. The City has approved all such permits for large group homes that have been submitted to the City. Mountain View recently eliminated the term "family" from the zoning ordinance so that, consistent with State law, there is no legal definition of a family that would restrict occupancy of a housing unit to people who are related.

Other Governmental Constraints

Mountain View adopted a Below Market Rate (BMR) ordinance in 1999. The ordinance requires that new residential development provide 10 percent of its units at prices affordable to low (for rental) and moderate (for ownership) households. Developers may pay fees in lieu of the units for fractions of units and for certain projects with high-priced ownership units. BMR programs are sometimes perceived as adding to the cost of housing by requiring the market-rate units to subsidize the affordable units. However, according to the consultant advising the City on the BMR program, as well as the consensus of a focus group of local developers at the time the ordinance was being developed, the cost of the BMR program is generally passed on to the property owner selling his land for housing - rather than to the price or rental rate of the housing units. In other words, the price the property owner is offered for his land is lower because of the developer's additional costs for the BMR program.

This issue was raised again, as part of the City's consideration of a housing impact fee for commercial and industrial development and the response from industrial developers was the same. Costs are borne by the property owner. Furthermore, land prices have risen so quickly that the "subsidy" cost is minor compared to the overall price that the sale of land can command.

Potential Non-Governmental Constraints

Financing Availability

The availability of financing can sometimes constrain the development or conservation of housing. According to California's Statewide Housing Plan, home mortgage credit has been readily available at attractive rates throughout the U.S. since the early 1990s. Mortgage interest rates clearly have an influence on homebuyers, especially at the lower incomes.

Another issue is whether mortgage interest rates are higher or less available in certain areas of the City, a practice called "redlining." A comprehensive report on fair housing in Santa Clara County, released in January 2003, concluded that any redlining which is occurring in the County is probably not based on banks' screening out areas that are perceived to be predominantly minority. This report was commissioned and funded by all of the CDBG jurisdictions in the county, including Mountain View, to comply with HUD's requirement for cities to conduct analyses of impediments to fair housing.

The ability to accumulate enough funds for a down payment remains a significant obstacle to many potential homebuyers. Lower-income homebuyers may have a difficult time transitioning from the rental housing market to home ownership because of the difficulty in accumulating the required down payment, which can be as much as 20-25 percent of the sales price. In the same way, lower-income households may not be able to find appropriate rental housing because they cannot accumulate the security deposit as well as first and last month's rent.

Another issue is the financing available for the construction of new housing. The State notes that the high levels of risk associated with land development, as well as the lengthy development process, make it difficult for developers to find investors and financing. As a result, potential land investors typically require large premiums over and above other types of real estate investments. Lenders who make land development loans impose lower loan-to-value-ratios, charge higher rates, and/or require the loan to be a recourse loan.⁴ If other, lower-risk lending opportunities are available, lenders may eschew land development loans altogether.

There are also some risks that relate to development of raw land, but they do not apply in Mountain View, where generally all properties already have access to improved roads, utilities and other infrastructure.

Development Cost

Escalating land prices and construction costs due to a high demand for housing are major contributors to the increasing cost of housing in the San Francisco Bay Area. A study by the RS Means Company in 1998 showed that California cities have the highest construction cost indices in the nation. Means ranks construction markets according to the cost of labor and materials against a national average represented by the number 100. Indices higher than 100 indicate an expensive construction market. The San Jose market, which includes Mountain View, is 121, or 21 percent higher than the national average and the second highest in California. The indices show that the local cost of labor is 32 percent higher than the national average and the cost of materials is 10 percent higher.

The cost of land varies considerably between and within jurisdictions. Market factors, especially the desirability of the location, play an important role in setting property values. According to the Statewide Housing Plan, land costs in Santa Clara County were the highest in California in 1997, averaging \$40 per square foot. Land costs in Mountain View in 2001 were estimated to be \$45 to \$85 per square foot, with the wide range reflecting both location and density (e.g., a prime downtown location could be \$85 or even higher). There have been no standard single-family subdivisions built in Mountain View in the past 10 years. The single-family houses that have been built are on small lots (2,500 to 4,000 square feet). Development costs for these units are in the range of \$275 to \$325 per square foot.

⁴ A recourse loan is a loan for which the undersigner is liable for payment if the borrower defaults.

Other Non-Governmental Constraints

An additional significant constraint to the development of housing is created by individual and community-wide fear of perceived decreases in property values, loss of community character, deterioration of service levels, fiscal impacts, environmental degradation, or public health and safety issues. Although these concerns have historically been voiced about affordable housing, there have been increasing concerns with market-rate housing as well. As neighborhoods become built out, any new or increased density housing may be a perceived threat to the existing residents' quality of life in terms of traffic patterns, level of services provided, and community amenities. Mountain View has generally been successful in addressing community concerns through neighborhood planning efforts, an open public review process on individual projects and careful attention to mitigation of potential project impacts.

The threat of lawsuits over real or imagined construction defects deters the building of condominiums and townhouses, because they are managed by homeowners associations that may be more willing to sue developers than individual homeowners typically are. Thus, according to this argument, California is deprived of badly needed owner-occupied, affordable, high-density and in-fill housing.

The City has adopted several programs to address these barriers to affordable housing, as part of its General Plan Housing Element. These programs are incorporated into the strategy section of the City's Consolidated Plan.

Fair Housing

Fair Housing Issues

A review of fair housing cases in Mountain View shows that disability (primarily issues of reasonable accommodation) accounted for most of the fair housing cases (37 percent) between 1998 and 2002. National origin accounted for 19 percent of fair housing cases, race accounted for 16 percent, and familial status accounted for 12 percent. In 45 percent of the cases, the complainant was White. Among other racial/ethnic groups, 22 percent of complainants were Black and 18 percent were Hispanic.

More recently, during fiscal year 2003-04, Project Sentinel, the North County service provider, reported that for Mountain View they investigated 29 fair housing cases. The vast majority of these cases (59 percent) involved persons with disabilities (primarily issues regarding reasonable accommodation). Familial status ranked as the second most prominent issue (17 percent), and there was only one case involving race. In 72 percent of the cases, the complainant was White.

The City uses both CDBG and General Funds to fund fair housing services. Since 1975, the City has also been funding a successful tenant/landlord mediation program, which provides tenants and landlords with information about their rights and responsibilities under State law in addition to free mediation services. The City of Mountain View currently contracts with Project Sentinel for both of these programs. Services provided under these programs include information and referral, community outreach and education, audits of rental properties, discrimination complaint checking and investigation, legal referrals and assistance in resolving complaints.

Outreach and education are large components of both fair housing services and the mediation program and a variety of outreach activities are carried out each year. For example, in 2004, Project Sentinel and the City hosted training for landlords and managers, to provide them information about fair housing and landlord rights and responsibilities. In 2005, Project Sentinel will be hosting a workshop for tenants to provide them with information about fair housing and tenant rights and responsibilities under State law. Other outreach activities include community presentations, public service announcements on radio stations, newspaper ads, Rent Watch articles in various local newspapers, and numerous other activities. In the future more outreach will be targeted to persons with disabilities and to families, since reasonable accommodation and familial status have been the more prevalent fair housing cases in recent

years. Additional outreach will also be targeted to landlords and property managers in order to educate them about fair housing laws.

In an effort to provide comprehensive, consistent and unduplicated fair housing services, the cities of Mountain View, Palo Alto and Sunnyvale carried out a joint Request for Proposals and contracted with the same fair housing agency to provide services for North County. This allowed for cost savings by reducing overhead expenses and avoiding duplication of services. As a result, a broader scope of fair housing services could be provided with the same funding.

Fair Housing Study

In 1999, the City of Mountain View, along with the County of Santa Clara and other CDBG entitlement jurisdictions in the County, jointly funded and contracted for a special study to be carried out to assess fair housing conditions countywide and to evaluate the fair housing services being provided. In January 2003, the countywide fair housing study was completed.

The countywide fair housing study, *Fair Housing in Santa Clara County, an Assessment of Conditions and Programs, 2000-2002*, was carried out by the Empirical Research Group. This document represented the first attempt to look comprehensively at fair housing conditions throughout Santa Clara County and to use systematic data collection to evaluate several different dimensions of fair housing, including demographic change, lending patterns, residential attitudes, land use practices and the performance of fair housing agencies.

Santa Clara County and the cities within the County possess populations diverse in national origin, ethnicity, culture, disability and economics. The countywide fair housing study identified Santa Clara County as one of the best examples of diversity mixed with integration in the United States, and noted that fair housing conditions in the county are generally very good and in some cases outstanding.

Analysis of Impediments to Fair Housing

On February 6, 1996 the City of Mountain View completed its first Analysis of Impediments (AI) to Fair Housing Choice. In July 2003, the City completed a draft update of its AI and circulated the document for public comments. In June 2004, the AI was updated to address public comments. The City's AI built upon the analysis and recommendations of the countywide fair housing study, which is discussed below. The AI also involved examining the nature, extent and disposition of housing discrimination complaints in Mountain View over the past five years.

Both the City's AI and the countywide fair housing study identified the high cost of housing as the major impediment to fair housing choice. In order to address this obstacle, the City intends to continue its strong efforts to increase the supply of affordable housing and to preserve the existing supply of affordable housing.

Fair Housing Task Force

One of the recommendations of the fair housing study, and one of the main goals of the City's AI, was the establishment of a countywide Fair Housing Task Force to address systematic fair housing issues and to take a lead role in developing fair housing public outreach campaigns. The Task Force was seen as a means to: improve communication among service providers; share resources and coordinate services so that resources are used effectively; identify and recruit new resources; and increase coordination among funders and service providers to produce enhanced fair housing services.

In May 2003, the countywide Fair Housing Task Force was established and began meeting on a regular basis. The Task Force has already made progress in reviewing various impediments identified as barriers to fair housing choice, that when resolved will have countywide benefits.

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VI. Homeless Needs⁵

Continuum of Care Program

It is the goal of the jurisdictions within Santa Clara County, including the City of Mountain View, to coordinate services and facilities available for the homeless through a regional, cooperative strategy known as the Continuum of Care. The goal of the Continuum of Care program is to help homeless persons get housing, job training, childcare and other services. The Continuum of Care stresses permanent solutions to homelessness through comprehensive and collaborative community planning. The goal of the comprehensive homeless service system is to ensure that homeless individuals and families move from homelessness to self-sufficiency, permanent housing, and independent living.

In November 2004, in response to the President's goal to end chronic homelessness by 2012, the County Board of Supervisors appointed a Homeless Task Force to develop a 10-Year Plan to End Chronic Homelessness in Santa Clara County. A multi-jurisdictional 40 member Task Force was created in December 2004 that included representatives from cities, service providers, community groups and businesses. Two homeless people were also active members of the group. The Task Force met over a five month period and in May 2005 a Draft of the 10-Year Plan to end chronic homelessness was released. The key components of the 10-Year Plan are the following:

- **Prevention:** Implementation of a system of screening, case management, diversion and specialized assistance to prevent people from becoming homeless upon discharge from health facilities, jails and the foster care system.
- **Permanent Housing with Supportive Services:** A "Housing First" approach is recommended to ending homelessness by assisting people into permanent housing as quickly as possible, so that supportive services can be more effective. The Housing First model (permanent supportive housing) is regarded as a national best practice. Under the Housing First model, it has been found that individuals are more responsive to interventions and social services after they are in their own housing, rather than while living in temporary/transitional facilities or housing programs.
- **Engaging the Unhoused Population:** A number of strategies are recommended to make existing benefit programs (CalWORKs, Food Stamps, Social Security Programs, MediCal, Medicare, etc.) more accessible to the homeless. The Homeless Census found that 58 percent of the homeless are receiving no benefits and many are eligible for programs but do not know how to access them.
- **Funding and Revenue:** Create public awareness of homelessness and the benefits of ending it, in order to encourage more philanthropic and business community funding support. Explore new on-going sources of funding for the long term.

The following section summarizes the housing and supportive service needs of the homeless in Mountain View, as well as persons and families at risk of becoming homeless. This section also includes an inventory of services and facilities available to serve Mountain View's homeless population and those who are at risk of becoming homeless and identifies service and facility gaps in the Continuum of Care.

⁵ Unless otherwise noted, statistics cited in this report are from the Santa Clara Countywide Consolidated Continuum of Care Application (2004).

Nature and Extent of Homelessness

Homeless Population

Since homelessness is a regional issue, data presented in this section is based on statistics for Santa Clara County. Characterization of the homeless population by jurisdiction, the availability of facilities and services, and gaps in services are based on the countywide data as presented in the County's 2004 Continuum of Care application to HUD and data generated under the County's Homeless Management Information System (HMIS) as of November 30, 2004. The HMIS is a federally-required collaborative database that tracks homeless clients by last reported permanent place of residence.

The countywide data have been assigned to each jurisdiction in Santa Clara County, including the City of Mountain View, according to the proportion of clients in the HMIS database that reported the jurisdiction as his or her last place of permanent residence. Individuals who reported their last place of residence as being outside Santa Clara County were assigned to each jurisdiction in the County according to the same percentages as those within Santa Clara County. This was done because, collectively, the cities in Santa Clara County and the County must show in their consolidated plans and the countywide Continuum of Care plan how they will address the needs of all homeless individuals and families in the County, regardless of the last place of residence.

Tables 24 and 25 provide the most recent detailed estimates of the homeless population in Mountain View and Santa Clara County (based on the County's 2004 Continuum of Care application to HUD). It is estimated that there are 128 homeless persons in Mountain View. Within Santa Clara County, there are an estimated 7,214 persons who are homeless, of which 37.7 percent have shelter. In Mountain View, 52 homeless persons (40.6 percent) have shelter. The estimate of 7,214 homeless individuals countywide, derive from the HMIS system, is consistent with the December 2004 Homeless Census (described in the following section), which identified 7,646 homeless individuals countywide.

Table 24
Homeless and Special Needs Populations
City of Mountain View

Continuum of Care: Housing Gap Analysis Chart

		Current Inventory	Under Development	Unmet Need / Gap
Individuals				
Beds	Emergency Shelter	17	0	31
	Transitional Housing	10	0	44
	Permanent Supportive Housing	5	1	27
	Total	32	1	102
Persons in Families with Children				
Beds	Emergency Shelter	8	0	10
	Transitional Housing	21	0	5
	Permanent Supportive Housing	8	0	7
	Total	37	0	22

Continuum of Care: Homeless Population and Subpopulations Chart

Part 1: Homeless Population		Sheltered		Total Sheltered	Unsheltered	Total
		Emergency	Transitional			
1. Homeless Individuals		17	10	27	68	95
2. Persons in Homeless Families with Children		7	18	25	8	33
(Homeless Families with Children)*		(2)	(5)	(7)	(3)	(10)
Total (lines 1 + 2)		24	28	52	76	128
Part 2: Homeless Subpopulations		Sheltered		Unsheltered		Total
1. Chronically Homeless		3		14		17
2. Seriously Mentally ill		18				
3. Chronic Substance Abuse		15				
4. Veterans		5				
5. Persons with HIV / AIDS		3				
6. Victims of Domestic Violence		9				
7. Youth		3				

Source for both tables: Santa Clara County 2004 Continuum of Care application to HUD.

Note: Local share of homeless is based on countywide homeless estimate from Santa Clara County's 2004 Continuum of Care application to HUD.

* Not included in total.

Table 25
Homeless and Special Needs Populations
Santa Clara County

Continuum of Care: Housing Gap Analysis Chart

		Current Inventory	Under Development	Unmet Need / Gap
Individuals				
Beds	Emergency Shelter	906	0	1,653
	Transitional Housing	576	0	2,319
	Permanent Supportive Housing	260	50	1,416
	Total	1,742	50	5,388
Persons in Families with Children				
Beds	Emergency Shelter	415	0	99
	Transitional Housing	1,097	0	240
	Permanent Supportive Housing	448	0	345
	Total	1,899	0	684

Continuum of Care: Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Total Sheltered	Unsheltered	Total
	Emergency	Transitional			
1. Homeless Individuals	887	518	1,405	3,605	5,010
2. Persons in Homeless Families with Children	383	932	1,315	448	1,763
(Homeless Families with Children)*	(106)	(258)	(364)	(179)	(543)
Total (lines 1 + 2)	1,270	1,450	2,720	4,053	6,773
Part 2: Homeless Subpopulations	Sheltered		Unsheltered		Total
1. Chronically Homeless	186		745		931
2. Seriously Mentally ill	952				
3. Chronic Substance Abuse	816				
4. Veterans	285				
5. Persons with HIV / AIDS	136				
6. Victims of Domestic Violence	462				
7. Youth	136				

Source for both tables: Santa Clara County 2004 Continuum of Care application to HUD.

December 2004 Homeless Census and Survey

In December of 2004, the cities in Santa Clara County and the County jointly sponsored a two-day homeless count (conducted by a consultant who specializes in these counts) to assess the homeless population in the County's 341 census tracts. Data from the census was released in April 2005. The census counted 7,646 homeless people on the streets and in emergency shelters, transitional housing, domestic violence shelters, hospitals, jails and rehabilitation facilities. Census workers also interviewed 1,796 homeless individuals to understand the common causes and contributing factors to homelessness in the County.

Of the homeless population that was counted, 36% were in shelter facilities and 64% were unsheltered. The homeless population is diverse, made up of 35 percent Caucasian, 31 percent Latino, 21 percent African American, 5 percent Asian and 4 percent American Indian. The typical homeless person is a white male about 40 years of age, who has lived in Santa Clara County for 10 years or more and has been homeless for one year or less. Alcohol or drug use was reported by 20 percent of the respondents as a primary cause of their homelessness. Other causes were unemployment (17.5 percent) and unable to pay rent/mortgage (14 percent). Almost 58 percent of the respondents indicated that they received no government assistance. The number of individuals who were under the age of 18 in shelters or on the streets was 1,051.

Homeless Individuals

As indicated in Table 24, the homeless population in Mountain View mirrors that of the County. Both in Mountain View and countywide, homeless individuals comprise approximately 74 percent of the homeless population and unsheltered homeless individuals account for 53 percent of the total homeless population. According to information in the Santa Clara Countywide Five-Year Continuum of Care Plan (Countywide Five-Year Plan), the overwhelming majority of single homeless adults are male (about 75 percent).

Homeless Families

Members of homeless families make up slightly over one-quarter (25.78 percent) of the homeless population in Mountain View. This is similar to the proportion of homeless family members in the countywide homeless population. Single mothers make up the majority of homeless families – 66 percent according to the Countywide Five-Year Plan. The Countywide Five-Year Plan also stated that 227 dependent children accompanied 284 homeless people surveyed, or approximately 44.4 percent of the total sample. This was an increase from a 1995 study of the homeless in the County, which indicated that children in homeless families comprised 23 percent of the total sample.

Homeless Subpopulations

Table 24 (Part 2) provides a breakdown of the homeless population by subpopulations. A description of each subpopulation and their estimated number in Mountain View follows. As with the homeless population in general, characterization of the homeless subpopulations is based on the County's HMIS data, the allocation of which have been assigned according to the proportion of clients in the HMIS database that reported Mountain View as his or her last place of permanent residence.

Chronically Homeless

The Interagency Council on Homelessness has defined someone who is "chronically homeless" as "being disabled and either being continuously homeless for a year or more or having had at least four homeless episodes during the last three years."⁶ There are an estimated total of 17 chronically homeless persons in

⁶ U.S. Department of Housing and Urban Development, *Strategies for Reducing Chronic Street Homelessness*, January 2004.

Mountain View, 18 percent of which were in shelters. Countywide, there were 931 chronically homeless persons, of whom 20 percent were in shelters.

Persons with Severe Mental Illness

Severe mental illness includes the diagnoses of psychoses (e.g. schizophrenia) and the major affective disorders (e.g. bipolar, major depression). To qualify as chronic, the illness must have existed for at least one year. According to national estimates, approximately one percent of the adult population meets a definition of severe mental illness based on diagnosis, duration, and disability.

In Mountain View, there are an estimated 18 homeless persons who are seriously mentally ill. In the County, there are 952 such homeless persons. According to the Countywide Five-Year Plan, 90 percent of the homeless identified as mentally ill were single. The major barrier to stable, decent housing for the seriously mentally ill is the lack of available affordable housing. A substantial majority of persons in this population depend solely on Social Security Insurance (SSI) payments. These payments, which averaged \$550⁷ in 2004, permit very few persons in this population to afford rental housing on the open market.

Persons with Substance Abuse Problems

An estimated 15 homeless persons in Mountain View had chronic substance abuse problems, either with alcohol or with other drugs, or sometimes with a combination of substances. Santa Clara County had 816 homeless persons with substance abuse problems. In past surveys, substance abuse appeared to be a major factor in the cause of homelessness. A substantial number of homeless surveyed in 1997 (25.9 percent) stated that substance abuse had precipitated continual job loss and a subsequent inability to pay rent, resulting in eviction from their homes.

Records have also been kept for homeless persons categorized as "dually diagnosed." This refers to persons diagnosed with both a mental illness and a substance abuse problem. In Santa Clara County, there are 476 homeless persons that are dually diagnosed. In Mountain View, the estimated number of such homeless persons is 9.

Veterans

There are an estimated 5 homeless persons in Mountain View who are veterans. In the County, there were 285 homeless veterans. The Countywide Five-Year Plan indicates that the percentage of homeless reported as veterans has decreased over time. In 1995, 26 percent of the homeless reported they were veterans. In 1999, that proportion decreased to 20 percent. Based on most recent figures, veterans now comprise only four percent of the homeless population. It is unclear if the drop in homeless veterans is related to changes in the local economy and population shifts between 1999 and 2004, the availability of treatment and in-patient care facilities at the Veteran's Administration health center in Menlo Park, fewer veterans being counted in the HMIS system or other factors.

Persons Infected with HIV/AIDS

The National Commission on AIDS states that up to half of all Americans with AIDS are either homeless or in imminent danger of becoming homeless due to their illness, lack of income or other resources, and weak support networks. The Commission further estimates that 15 percent of all homeless people are infected with HIV. Within Santa Clara County, 136 homeless persons reported having HIV/AIDS, which is less than two percent of

⁷ U.S. Social Security Administration at www.socialsecurity.gov/policy/docs/quickfacts/state_stats/ca.html. Average SSI payment for all of California, including federal SSI payment and state supplement.

the total homeless population. In Mountain View, it is estimated there were 3 homeless persons with HIV/AIDS, representing about 2 percent of the homeless population.

In 2000, the Santa Clara County Board of Supervisors provided funding to the Billy DeFrank Lesbian and Gay Community Center to complete a social services and health services needs assessment, which included a survey of gay, lesbian, bisexual, and transgender people. Of those surveyed, 12 percent lived in non-permanent or unstable housing. Two percent reported living on the streets.

Persons Suffering Domestic Violence

Many single women and women with children become homeless as the result of domestic violence. According to a study by the U.S. Conference of Mayors, 34 percent of the cities surveyed identified domestic violence as a primary cause of homelessness. Nationally, approximately half of all women and children experiencing homelessness are fleeing domestic violence.⁸ Homeless women often require additional counseling to work through psychological impairment from physical abuse to transition into the mainstream.

In Santa Clara County, there were 462 homeless persons who were victims of domestic violence, or approximately 6.8 percent of the total homeless population. The estimated number of such persons in Mountain View is 9 (7 percent of the homeless population). According to the Countywide Five-Year Plan, female respondents to a survey identified fleeing from domestic violence as one of the three primary reasons for their homelessness.

Youth

The Countywide Five-Year Plan states that the fastest growing segment of the homeless population is children. Approximately 25 percent of newly homeless persons in the County were children under 18. Of the estimated homeless population in Mountain View, three were youth. In the County, there were 136 homeless youth who were not part of a homeless family. These homeless youth are difficult to track because of their highly transient nature, their distrust of adults, and their distrust of services, usually born out of fear of being incarcerated or institutionalized.

Gaps in Homeless Services

Although the County and its incorporated cities provide a variety of programs to serve the homeless, it is known that not all eligible individuals and families are being served. One reason is that the programs in the Continuum of Care have inadequate capacity to serve all their potential clients.

Table 24 provides an estimate of the gap between the capacity of Mountain View's Continuum of Care system and the actual demand for services. It should be noted that, due to the HUD-required methodology used in preparing the gap analysis, the estimated unmet needs of homeless individuals and families might not match the unsheltered homeless figures in Table 24.

Based on the countywide data on available shelter and housing units, and on the assigned proportion of homeless needs in Mountain View, there is a gap (as shown in Table 24) of 102 beds or units for individuals (consisting of 31 emergency shelter beds, 44 transitional housing units and 27 permanent supportive housing units) and 22 beds or units for families with children (consisting of 10 shelter beds, 5 transitional housing units and 7 permanent supportive housing units).

⁸ National Coalition for the Homeless, *NCH Fact Sheet #1: Why Are People Homeless?* September 2002.

Needs of Persons Threatened with Homelessness

The "at-risk" population is comprised of lower income families and individuals who, upon experiencing a major life crisis that creates severe financial distress (job loss, medical emergency, etc.), might lose their housing and end up becoming homeless. Extremely low income households (those earning 30 percent or less of median family income) are considered to be at greatest risk of becoming homeless. The overwhelming majority of these families typically experience a housing cost burden, paying more than 30 percent of their incomes for housing. In severe cases, such families pay more than 50 percent of their incomes for housing.

The at-risk population also includes individuals who are in imminent danger of residing in shelters or living on the streets. This is primarily due to the lack of access to permanent housing and the absence of an adequate support network, such as immediate family members or relatives in whose homes they could temporarily reside. These individuals, especially those being released from penal, mental or substance abuse facilities, require social services that help them make the transition back into society and remain off the streets. Based on the criteria discussed above and available data, there are probably between 20,000 and 30,000 Santa Clara County households who are at risk of becoming homeless.⁹ Using the share of homeless as determined by the County's HMIS, it is estimated that there are 380 to 570 at-risk households in Mountain View. Based on 2000 Census data, 58.7 percent of extremely low income renter households were paying more than 50 percent of their income for housing costs (see Table 5 under Section III), which indicates that the number of persons at risk of homelessness in Mountain View may be as high as 1,492.

Keeping people from becoming homeless requires emergency funds to pay for housing, food, and medical care. Homeless prevention also requires adequate planning for medical discharges, eviction prevention and relocation assistance, and coordination with code enforcement officials to minimize displacement of lower income households. Access and contact points for those who become homeless include the Shelter Bed Hotline, on-line and telephone intake and referral services (I&R), an Emergency Assistance Network (EAN) agency, Legal Services, the Community Services Agency of Mountain View and Los Altos, the San Jose and County Homeless Coordinators, and any number of homeless service and mainstream human services agencies. An immediate assessment, if conducted at any of these gateways, will result in appropriate assistance.

Inventory of Facilities and Services for the Homeless and Persons Threatened with Homelessness

Countywide there are a variety of programs available to assist homeless persons and persons and families threatened with homelessness. Many of these programs target specific groups, such as the mentally ill and victims of domestic violence. Some of the programs operate on a countywide basis, while others are limited to a specific geographical area. Tables 26-29 list the programs in the Continuum of Care system, along with the clientele served by the programs and the number of people served or the bed capacity. Table 26 below shows the homeless facilities in Mountain View. Table 27 lists the emergency shelters in the County. Emergency shelters provide temporary shelter for homeless individuals and families. Table 28 shows the transitional housing facilities in the County. Transitional housing provides shelter for families making a transition from homelessness to permanent housing and limit residency to anywhere from 6 to 24 months. Table 29 shows the permanent supportive housing facilities. Supportive housing consists of housing that includes support services which tenants are required to use. A more detailed description of homeless facilities and services, available in Santa Clara County under the Continuum of Care system, is provided in the Appendix as Attachment 5.

⁹ As an example of the potential homeless risk among extremely low income households, HUD reported that, in 2000, nearly 36,000 such households paid more than 50 percent of their incomes for housing expenses.

Table 26
Facilities for Homeless in Mountain View

Organization/Agency	Facility	Address	Total Beds
<i>Emergency Shelters</i>			
Community Services	Alpha Omega	Rotating Church Shelter Program	12
Social Advocates for Youth	Casa SAY	509 View Street	6
Support Network for Battered Women	Emergency Shelter	444 Castro Street, Suite 305 (agency offices. For safety reasons shelters are in undisclosed locations in the County)	18
<i>Transitional Housing</i>			
InnVision/Community Services Agency	Graduate House	813 Alice Avenue	6

Source: Santa Clara County 2004 Continuum of Care application to HUD

Note: the location of each facility is based of the Continuum Of Care Application Geo Coding Reference Numbers for Santa Clara County, December 2004.Santa Clara County, December 2004.

Table 27
Emergency Shelters, Santa Clara County

Provider Name	Facility Name	HMIS	Geo Code	Target Population		2004 Year-Round Units/Beds			2004 All Beds		
				A	B	Family Units	Family Beds	Individ. Beds	Year-Round	Seasonal	Overflow/ Voucher
Current Inventory											
Asian Americans for Community Involvement	Emergency Shelter	N	063258	FC*	DV	14	14	0	14	0	
Bill Wilson Center	Bill Wilson Center	C	063354	YMF		0	0	16	16	0	
City Team Ministries	City Team Rescue Mission	P 4/05	063258	SM		0	0	52	52	0	
Clara Mateo Alliance	Clara Mateo Shelter	P 9/04	069081	SMF		0	0	63	63	0	
Clara Mateo Alliance	Family Wing	P 9/04	069081	FC		6	18	0	18	0	
Community Services	Alpha Omega	C	062382	SMF		0	0	12	12	0	
Community Solutions	La Isla Pacifica	P 9/05	061452	FC*	DV	4	15	0	15	0	
Concern for the Poor	San Jose Family Shelter	C	063258	FC		35	143	0	143	0	
Cupertino Community Services	Rotating Shelter	C	060930	SM		0	0	15	15	0	
Emergency Housing Consortium	Armory	C	063660	SMF		0	0	125	0	125	
Emergency Housing Consortium	Armory	C	061452	SMF		0	0	125	0	125	
Emergency Housing Consortium	Our House	C	063258	YMF		0	0	10	10	0	
Emergency Housing Consortium	Reception Center	C	063258	FC		10	40	0	40	0	
Emergency Housing Consortium	Reception Center	C	063258	SMF		0	0	175	0	175	
Emergency Housing Consortium	Reception Center	C	063258	SMF		0	0	125	0	125	
Emergency Housing Consortium	San Martin	C	069085	FC		8	36	0	0	36	
Emergency Housing Consortium	Sobrato Family Living Center	C	063354	FC		18	72	0	72	0	
InnVision	Commercial Street Inn	C	063258	SF		0	0	15	15	0	
InnVision	Commercial Street Inn	C	063258	FC*		12	40	0	40	0	
InnVision	Community Inns	C	063258	SM		0	0	15	15	0	
InnVision	Julian Street Inn	C	063258	SMF		0	0	62	62	0	
InnVision	Montgomery Street Inns	C	063258	SM		0	0	46	46	0	
Jeremiah's Promise	Shelter	N	063258	SF		0	0	3	3	0	
Next Door	Next Door	P 10/04	063258	FC*	DV	5	19	0	19	0	
Salvation Army	Hospitality House	P 4/05	063258	SM		0	0	24	24	0	
Social Advocates for Youth	Casa SAY	N	062382	YMF		0	0	8	8	0	
Support Network for Battered Women	Emergency Shelter	P 10/04	062382	FC*	DV	5	18	0	18	0	
Urban Ministries	Hotel de Zinc	C		SMF		0	0	15	15	0	
				Subtotal		117	415	906	735	586	

*Women with Children.

Source: Santa Clara County Office of Affordable Housing, Form HUD 40076 CoC-G

Table 28
Transitional Housing, Santa Clara County

Provider Name	Facility Name	HMIS	Geo Code	Target Population		2004 Year-Round Units/Bed			2004 All Beds		
				A	B	Family Units	Family Beds	Individ. Beds	Total Beds	Seasonal	Overflow/ Voucher
Current Inventory											
ARIS	Transitional Housing	N	063258	FC*	DV	24	86	0	86		
Bill Wilson Center	Youth Parents with Children	C	063354	FC		22	32	0	32		
Bill Wilson Center	Transitional Housing	C	063354	YMF		0	0	19	19		
Catholic Charities	Shared Housing	P 12/04	069085	FC*		6	22	0	22		
Catholic Charities	Shared Housing	P 12/04	069085	SMF		0	0	42	42		
Catholic Charities	Shared Housing	P 12/04	063258	FC		2	6	0	6		
Charities Housing	Transitional Housing	N	063258	FC	DV	7	24	0	24		
City Team Ministries	House of Grace	P 4/05	063258	SF		0	0	22	22		
City Team Ministries	City Team Rehab	P 4/05	063258	SM		0	0	74	74		
City Team Ministries	Heritage House	P 4/05	063258	SF		0	0	25	25		
Clara Mateo Alliance	Clara Mateo	P 9/04	069081	FC		6	18	0	18		
Clara Mateo Alliance	Clara Mateo	P 9/04	069081	SMF		0	0	34	34		
Community Services Agency	Graduate House	C	062382	SM		0	0	6	6		
Community Solutions	Transitional Housing	P 9/05	061452	FC		3	6	0	0		
Concern for the Poor	Transitional Housing	C	063258	FC		9	38	0	38		
Cupertino Community Services	Transitional	C	060930	SM		0	0	10	10		
Cupertino Community Services	Transitional	C	060930	FC*		6	12	0	12		
Emergency Housing Consortium	5th Street	C	063258	SMF		0	0	40	40		
Emergency Housing Consortium	Gifford Street	C	063258	FC*		8	25	0	25		
Emergency Housing Consortium	Reception Center	C	063258	SMF		0	0	50	50		
Emergency Housing Consortium	San Martin Family (Migrant)	C	069085	FC		8	36	0	36	*seasonal	
Emergency Housing Consortium	Reception Center	C	063258	FC		10	30	0	30		
Emergency Housing Consortium	San Martin Family Living Center	C	069085	FC		18	81	0	81		
Emergency Housing Consortium	Sobrato Family Living Center	C	063354	FC		10	40	0	40		
Emergency Housing Consortium	Youth Transitional	C	063258	YMF		0	0	8	8		
Housing Authority	Ochoa Family Shelter	P 9/05	061452	FC		75	360	0	360	*seasonal	
InnVision	InnVision Villa	C	063258	SF		0	0	9	9		
InnVision	InnVision Villa	C	063258	FC*		14	46	0	46		
InnVision	Montgomery Street Inn	C	063258	SM	VET S	0	0	40	40		
InnVision	Transitional Homes	C	063258	SF		0	0	35	35		
InnVision	Jullian Street Inn	C	063258	SM		0	0	10	10		
InnVision/Catholic Charities	HomeSafe Santa Clara	C	063354	FC*	DV	24	75	0	75		

Table 28
Transitional Housing, Santa Clara County

Provider Name	Facility Name	HMIS	Geo Code	Target Population		2004 Year-Round Units/Bed			2004 All Beds		
				A	B	Family Units	Family Beds	Individ. Beds	Total Beds	Seasonal	Overflow/ Voucher
Current Inventory											
InnVision and partners	HomeSafe San Jose	C	063258	FC*	DV	24	75	0	75		
Mid-Peninsula Housing	Support Network	N	062382	SM		0	0	8	8		
Next Door	Women with Children	P 10/04	062274	FC*	DV	19	60	0	60		
Salvation Army	Hospitality House	P 4/05	063258	SM		0	0	46	46		
SCC Homeless Team	Transitional Housing	P 9/05	063258	SM		0	0	16	16		
St. Joseph's Cathedral	St. Joseph Worker Housing	C	063258	WC		7	25	0	25		
St. Joseph's Cathedral	St. Joseph Worker Housing	C	063258	SM		0	0	20	20		
Unity Care	Youth Transitional	P 9/05	063258	YMF		0	0	12	12		
				Subtotal		302	1097	526	1623 ¹		

¹ Correction from erroneous 1617 total in Table 3 in original County application to HUD.
Source: Santa Clara County Office of Affordable Housing, Form HUD 40076 CoC-G

Table 29
Permanent Supportive Housing, Santa Clara County

Provider Name	Facility Name	HMIS	Geo Code	Target Population		2004 Year-Round Units/Bed			2004 All Beds		
				A	B	Family Units	Family Beds	Individ. Beds	Total Beds	Seasonal	Overflow/ Voucher
Current Inventory											
Clara Mateo Alliance	Sunset Square	P 9/04	069085	FC		15	61	0	0		
EHC	Assisted Permanent Housing	C	063660	SMF		0	0	24	24		
EHC	Monterey Glenn Inn	C	063258	SMF		0	0	95	95		
EHC	Markham Plaza	C	063258	SMF		0	0	50	50		
EHC	Sobrato Family Living Center	C	063354	FC		22	88	0	88		
Hsg. for Independent People	Sunset Square (Donna Lane)	N	063258	FC		4	8	0	8		
Santa Clara County	Shelter Plus Care	C	069085	SMF		0	0	87	87		
Santa Clara County	Shelter Plus Care	C	069085	FC		70	291	0	291		
St. Joseph's Cathedral	St. Joseph Worker Housing	C	063258	SM		0	0	4	4		
				Subtotal		111	448	260	647		
Under Development											
Clara Mateo Alliance	El Paseo	P 9/04	063258	SMF		0	0	20	20		
InnVision	Julian Inn – Safe Haven	C	063258	SM		0	0	10	10		
Charities Housing	PSH	9/05	063258	SMF		0	0	20	20		
				Subtotal		0	0	50	50		

Source: Santa Clara County Office of Affordable Housing, Form HUD 40076 CoC-G

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VII. Community Development Needs

The following section of the needs assessment describes the City's CDBG-eligible non-housing community development needs. Community development activities include public services, infrastructure, neighborhood services, community facilities and economic development activities. CDBG funds may be used to fund certain community development activities. HOME funds, however, can only be used for housing. The goal of the CDBG Program in addressing non-housing needs in addition to housing needs, is to help create more livable, better functioning, and more attractive communities by integrating and coordinating economic, physical, environmental, community, and human development programs. By providing access to services and projects to address non-housing needs, a community can provide opportunities for self-sufficiency and empower those most in need.

Profile of Community Facilities and Services

Streets, Sidewalks and Infrastructure

The City of Mountain View has a Five-Year Capital Improvement Program (CIP) for 2004-05 through 2008-09, which is the City's plan to add, maintain and improve City facilities and infrastructure. The CIP was approved by the City Council on May 25, 2004. Due to a dramatic decline in General Fund revenues over the past few years, a number of planned projects have had to be deferred because of capital funding constraints. The CIP identifies a number of criteria for selecting capital projects, as summarized below:

- Health and safety requirements or legal mandates
- Preservation of existing assets
- City Council priorities and/or neighborhood interest
- Economic development/revitalization goals
- Reduction in operation and maintenance costs

The City of Mountain View places a high priority on preventive maintenance to preserve the City's investment in existing infrastructure and on replacing infrastructure that has outlived its useful life. The CIP identifies a number of ongoing annual projects for the maintenance of streets, sidewalks, water mains, sewer mains, forestry, facilities and landfill postclosure systems.

The CIP states that a number of sidewalks and streets throughout the City may not be fully compliant with Americans with Disabilities (ADA) standards for accessibility and/or may need repair or replacement. The City annually reviews sidewalk improvements in its CIP. The City continues to retrofit as many curbs as possible so that all intersections in the City are eventually disability accessible, pedestrian friendly and conform to ADA requirements. Making streets and sidewalks pedestrian friendly and disability accessible per ADA standards is therefore another need in the community. The CIP also identifies a need to carry out renovations to make all City facilities fully accessible and in compliance with ADA standards.

Parks

The City of Mountain View Parks and Open Space Plan (adopted by the City Council), provides a comprehensive review of open space needs in the City of Mountain View and provides a long-term vision to guide decisions related to park and open space resources. There are over 1,000 acres of park and open space land in Mountain View, divided among 15 mini-parks (2 undeveloped), 13 neighborhood/school parks, 5 neighborhood parks not associated with school sites, 3 community parks and one regional park. Mountain View has a long-standing policy of developing cooperative agreements with the school districts to allow use of school open space as neighborhood parks. School

sites provide the large areas needed for athletic activities such as baseball and soccer. Fifty-two percent of the City's total urban park and open space resources are located in school district owned sites.

The City's Open Space Plan notes that while the City has an outstanding park and recreation system, its park and open space needs are changing and will continue to do so, in response to changing circumstances such as demographics, density trends, economic cycles, land acquisition opportunities and levels of environmental awareness. The Plan points out that especially due to continued high-density development, the City needs more open space and parks.

The Plan divides the City into ten "Planning Areas" based on census tract boundaries, and assesses the park and open space needs of each area. Based on the results of this assessment, the San Antonio area had the highest need for open space, followed by the Sylvan-Dale area, Rengstorff, Central, Stierlin, Thompson, Whisman, Miramonte and Grant. Although the Plan identifies some areas as being more in need of open space than others, the Plan concludes that all the planning areas could benefit from additional park and open space resources and the Plan is developed to be intentionally flexible so that actions can be implemented as opportunities arise. Since the City is almost completely built out, taking advantage of opportunities that come up for open space acquisition is especially important. As part of the intent to be "intentionally flexible", the Plan notes that recommendations might be implemented out of priority order, dependent on current opportunities and circumstances.

Improving access to park and open space resources is another goal of the Open Space Plan. The Americans with Disabilities Act (ADA) requires that persons with disabilities not be discriminated against in regard to access to public facilities. The City completed a comprehensive study in 2000 to identify improvements needed to bring playground equipment in compliance with ADA requirements. The ADA Playground Improvements Program to correct playground safety and accessibility issues has been underway since Fiscal Year 1999-2000. The City has made substantial progress and has replaced most of the playground equipment to meet current ADA and safety standards. In February and March 2005, the City Council allocated funds to complete the next phase of ADA and safety improvements. There are still some park playgrounds and restrooms, however, in need of ADA improvements. The construction of new restrooms is also currently under consideration at three neighborhood parks and at one of the pedestrian/bicycle trailheads.

In conclusion, parks and open space are an important aspect of livable neighborhoods. Especially in lower income areas of the City, which typically have higher density housing and limited open space, the inclusion of mini parks and neighborhood parks that residents can easily walk to are important in creating quality living environments. The City of Mountain View's Parks and Open Space Plan outlines a number of goals and recommendations that are incorporated into the City's Consolidated Plan. These include the preservation, maintenance and acquisition of parks and open space, increasing and improving access to both existing and planned parks and open space, ensuring that open space and recreational opportunities are evenly distributed throughout the City, and making use of opportunities, as they arise, to increase parkland and open space throughout the City.

Public Services

Lower income residents in the City of Mountain View, especially those earning 50 percent or less of the County median income, rely on a number of public services in order to meet basic needs. Seniors in particular rely on public services not only to meet basic needs and manage expenses on their limited fixed incomes, but also to continue living in their homes and prevent being institutionalized. Persons on the verge of homelessness and homeless persons also rely heavily on numerous public services either to prevent them from becoming homeless or to transition out of homelessness. Mountain View is a diverse community, therefore, it is important that services are accessible and non-English speaking persons are accommodated (also a requirement of the CDBG/HOME Programs). Some of the basic public services that are needed include:

- Senior services, including food and nutrition, case management, legal assistance, transportation;
- Supportive services for persons with disabilities to allow for independent or group home living;
- Youth services, including after-school recreation, childcare, and services for "at-risk" youth;
- Health services, including prenatal care and preventive health services;
- Food and clothing assistance for low income individuals and families;
- Emergency rental assistance, case management, and other related services for persons at risk of homelessness;
- Short term shelter and supportive services for homeless persons and families; and
- Supportive services for persons transitioning from homelessness to independent living.

The City of Mountain View has historically allocated the maximum public service budget allowed under the CDBG Program and has supplemented this funding with General Fund support for public services. The downturn in the economy and continuing budget challenges which the City faces make it difficult to increase General Fund expenditures for public services. The City is relying more heavily on the CDBG Program to meet the public service needs in the community. However, the City's CDBG entitlement continues to decline each year, and this decline directly affects the amount of funding that may be allocated for public services. This situation has made it difficult for the City to meet all the public service needs in the community.

In addition to the public services described above, outreach is needed (also in languages other than English) to inform the community about available services and programs. New avenues need to be explored for carrying out outreach, such as Post Offices and Schools. Outreach to seniors is especially important due to the isolated lives some of them lead.

Economic Development Activities

On May 25, 2004 the City Council adopted a five-year and one -year Economic Development Strategy and Action Plan. The Economic Development Strategy makes economic development a Citywide priority and focuses on retaining and attracting businesses to maintain, strengthen and diversify the businesses in the community and support the long-term financial health of the City.

Mountain View's economic fiscal health is tied to the vitality of its business community. According to the Economic Development Strategy, Mountain View businesses currently contribute 56 percent of the sales tax revenue. During the recent economic downturn, the City experienced a dramatic drop in sales tax revenue. From the peak year of 2000-01 to 2004-05, there has been a decline of \$10.9 million in sales tax revenue or 45.1 percent.

As a result of the economic downturn, the Economic Development Strategy reports that Silicon Valley has more than 66 million square feet of vacant office, industrial and R&D space. Of that, 4.3 million square feet is in Mountain View. There has been an increase in vacant space in Mountain View from a low of 2 percent in 2000, to over 28 percent in 2002-03 and a corresponding decrease in asking rents. One of the positive results of this is that new companies and expanding companies now have an unprecedented range of options when making location decisions. The local rate of decline in rents slowed significantly in the first two quarters of 2002, suggesting that the downturn has perhaps hit bottom.

According to the Economic Development Strategy, it is anticipated that demand for industrial and office space will not increase for a minimum of five to seven years, primarily because significant job growth in the technology sector is not anticipated for several years. However, with the growth of bioscience, nanotechnology and the convergence of these technologies, there are opportunities in Mountain View to leverage the City's competitive strength of central location, quality space and strong business climate.

The Economic Development Strategy states that unlike the last decade, future business growth is not expected to come from capturing a few big campus developments, but a series of smaller (under 20,000 square foot) businesses or industries. Small businesses are important to the Mountain View economy. As a result, the City has committed itself to quick, responsive service. This has been accomplished through the creation of a one-stop Development Services Center. The City has developed e-permits, an internet-based permitting system to further enhance the quality and responsiveness of its services to the small business community.

As with other cities in Silicon Valley, beginning in early 2001 with the downturn of the economy, Mountain View has experienced a significant number of layoffs and reductions in the labor force, primarily from the high technology sector. According to the Economic Development Strategy, data on layoffs at 24 Mountain View firms since 1998 indicate a loss of over 4,700 jobs among the City's largest employers. Retaining and encouraging local businesses to expand is another key component of the City's Economic Development Strategy.

In 2001 the City of Mountain View began working with Nova (North Valley Job Training Consortium) Workforce Board, a public/private consortium in the Silicon Valley, on their Techforce initiative. Nova's mission is to provide low cost and efficient job training and employment programs for the seven NOVA cities (Cupertino, Los Altos, Milpitas, Mountain View, Palo Alto, Santa Clara and Sunnyvale). The California Employment Training Panel (part of the California Employment Development Department) provides funds to Nova for workforce training and welfare-to-work programs. The Techforce program helps small businesses provide valuable hi-tech training for their employees in areas such as Unix system administration, software engineering, and network management. The City of Mountain View will continue to work with the Mountain View Chamber of Commerce in getting small businesses involved in Techforce's valuable hi-tech training program. NOVA also offers programs for economically disadvantaged youth and adults, homeless veterans, individuals with disabilities, at-risk youth, seniors, and dislocated workers. According to NOVA, in Fiscal Year 2003-04, there were 17,271 client visits at their "one stop center" in Sunnyvale for some level of service. NOVA enrolled a total of 2,811 clients for program services. Of this total, 182 were residents of Mountain View. Of the 182 Mountain View residents enrolled in the program, 108 completed the program and 68.5 percent of these found employment by the time they left the program.

Given the layoffs in recent years and the ongoing need to retrain workers, there will be a continuing need for Job training and re-employment to assist workers in finding new employment opportunities. NOVA programs will continue to be needed to provide education and job training programs for Mountain View residents. There will also be an ongoing need to attract new businesses to Mountain View and retain existing businesses to maintain the City's long term financial health.

VIII. Five Year Strategic Plan

The Five-Year Strategic Plan brings needs and resources together in a coordinated housing and community development strategy. This section outlines the City's plans and priorities to be pursued over the five-year period of the Consolidated Plan (July 1, 2005 through June 30, 2010), for addressing the identified housing, homeless and community development needs. The Strategic Plan focuses on activities to be funded with the two entitlement grants that the City receives from the federal government (CDBG and HOME).

Resources for Housing and Community Development Activities

The City of Mountain View is an entitlement jurisdiction under the federal Community Development Block Grant (CDBG) Program and HOME Investment Partnership Program, which means that each year the City receives an allocation of funds directly from HUD of about \$460,000 in HOME and \$780,000 in CDBG funds. Currently, the future of the CDBG Program is uncertain, since the President's budget for 2006-07 proposes the elimination of the CDBG Program. Also, since 1995, the City's CDBG entitlement has been steadily declining. In Fiscal Year 1995-96 the City had a CDBG entitlement of \$925,000 and for Fiscal Year 2005-06 the City's entitlement has been reduced to \$785,762, representing a 15 percent reduction in funding over the past 10 years. During this same period the cost of administering this program has been steadily increasing. The City's ability to fund necessary programs and projects to address community needs has therefore been steadily declining as CDBG funds continue to be reduced. This trend is expected to continue and may escalate under the current federal budget proposals.

The CDBG funds represent one of the primary funding source available to the City for activities detailed in this Consolidated Plan, especially for public services. The Consolidated Plan five-year strategy is therefore based on the assumption that there is no change to the CDBG Program and the City continues to receive about \$780,000 in CDBG funding annually in addition to the HOME funds. A reduction in CDBG funds (or HOME funds) will necessitate that the City's goals and objectives likewise are reduced. Presented below is background information on the CDBG and HOME Programs. In addition to the CDBG and HOME Programs, there are a number of other funding sources that subrecipients and other entities will be encouraged to pursue as appropriate. Table 30 provides a listing of these additional funding sources. Table 30 is not intended to be an all-inclusive listing, but to summarize some of the more common funding sources and uses of funds for which the City and/or its subrecipients might qualify.

**Table 30
Funding Sources**

Program Name	Description	Eligible Activities
FEDERAL PROGRAMS (HUD)		
<i>Community Development</i>		
Community Development Block Grant (CDBG)	Grants awarded to the City on a formula basis for housing and community development activities.	<ul style="list-style-type: none"> • Housing <ul style="list-style-type: none"> - Rehabilitation - Acquisition - Home buyer assistance - Land acquisition - Land improvements - Infrastructure for housing • Homeless Facilities <ul style="list-style-type: none"> - Emergency shelter - Transitional housing • Public Works and Facilities <ul style="list-style-type: none"> - Infrastructure - Community centers - Community facilities • Public Services <ul style="list-style-type: none"> - Supportive services for special needs groups • Economic Development <ul style="list-style-type: none"> - Business assistance - Business rehabilitation • Planning/Administration
Section 108 Loan	Loan guarantee to CDBG entitlement jurisdictions for pursuing large capital improvement or other projects. Jurisdictions must pledge their future CDBG allocations for repayment of the loan. Maximum loan amount can be up to five times the jurisdiction's most recent approved annual allocation. Maximum loan term is 20 years.	<ul style="list-style-type: none"> • Acquisition • Rehabilitation • Economic development • On or off site improvements with new construction
<i>Housing</i>		
HOME	Grants awarded to the City on a formula basis for housing activities.	<ul style="list-style-type: none"> • New construction • Acquisition • Rehabilitation • Home buyer assistance • Temporary rental assistance
Federal Housing Administration (FHA)	FHA insures mortgages given through conventional lenders for first-time homebuyers.	<ul style="list-style-type: none"> • Homebuyer assistance
Housing Opportunities for Persons with AIDS (HOPWA)	Grants awarded to the City of San Jose, which may provide facilities and services for persons with HIV/AIDS from throughout Santa Clara County.	<ul style="list-style-type: none"> • Acquisition/Rehabilitation • Construction • Information and referral • Resource identification • Operating costs • Rental assistance • Supportive services • Technical assistance
Emergency Shelter Grants (ESG)	Grants awarded to the City of San Jose to implement a broad range of activities, which benefit homeless persons. Because of the regional nature of homelessness, ESG funds expended by San Jose could support facilities and services for homeless individuals and families from Mountain View.	<ul style="list-style-type: none"> • Shelter construction • Shelter operation • Social services • Homeless prevention • Homeless program staffing and administration

Program Name	Description	Eligible Activities
<i>Housing (continued)</i>		
Section 8 Rental Assistance Program	Rental assistance payments to owners of private market rate units on behalf of very low-income tenants. Housing vouchers issued under the Section 8 program are administered by the Housing Authority of Santa Clara County.	<ul style="list-style-type: none"> • Rental assistance
Section 202	Grants to non-profit developers of supportive housing for the elderly.	<ul style="list-style-type: none"> • Acquisition • Rehabilitation • New construction • Rental assistance • Support services
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities, and intermediate care facilities.	<ul style="list-style-type: none"> • Acquisition • Rehabilitation • New construction • Rental assistance
Section 8 Moderate Rehabilitation (SRO)	Rental assistance for homeless persons in connection with the moderate rehabilitation of single room occupancy (SRO) dwellings.	<ul style="list-style-type: none"> • Rehabilitation to provide SRO-type housing
Mortgage Revenue Bonds	The County and other entities periodically issue tax-exempt bonds to finance affordable housing activities. Bond proceeds are lent directly to housing developers/providers at below market rates of interest.	<ul style="list-style-type: none"> • New construction • Acquisition • Rehabilitation
Federal National Mortgage Assoc. (Fannie Mae)	Purchases home loans made by participating lenders so that lenders have additional funds to make more loans. Low down-payment mortgages for single-family homes in underserved low-income and minority communities.	<ul style="list-style-type: none"> • Home buyer assistance • Rehabilitation
Savings Association Mortgage Company Inc. (SAMCO)	Pooling process to fund loans for affordable ownership and rental housing projects.	<ul style="list-style-type: none"> • New construction of single-family and multiple family rentals, self help housing, homeless shelters, and group homes for the disabled.
Federal Home Loan Bank, Affordable Housing Program (AHP)	Direct subsidies to non-profit and for-profit developers and public agencies for affordable low-income ownership and rental projects.	<ul style="list-style-type: none"> • New construction • Home buyer assistance • Acquisition
LOCAL PROGRAMS		
Mountain View Below Market Rate (BMR) Housing Program	Requires developers of new housing to provide 10% affordable units or in some cases, pay a fee in-lieu of building units.	<ul style="list-style-type: none"> • Acquisition • Rehabilitation • New construction • Preservation of at-risk housing • Housing trust • First time homebuyers
Mountain View Housing Impact Fee	Established to mitigate the impact of new commercial and industrial development in Mountain View on the demand for affordable housing.	<ul style="list-style-type: none"> • Acquisition • Rehabilitation • New construction • Preservation of at-risk housing • Housing trust • First time homebuyers
Mountain View Revitalization District Housing Set-Aside Funds	Twenty percent of annual property tax increment from Revitalization District, per State Law, is used for affordable housing.	<ul style="list-style-type: none"> • Acquisition • Rehabilitation • New construction • Pre development
Housing Trust Fund of Santa Clara County (HTSCC)	A nonprofit created through a cooperative effort of the private and public sectors.	<ul style="list-style-type: none"> • Acquisition • Rehabilitation • New construction • Predevelopment costs • Supportive housing services • Homeless and transitional housing facilities • First time homebuyer closing costs

Program Name	Description	Eligible Activities
LOCAL PROGRAMS (continued)		
Housing Bond Trust Fund	Funded from administrative fees from Mortgage Revenue Bonds and applicant and lender fees paid to the Mortgage Credit Certificate Program.	<ul style="list-style-type: none"> • Acquisition • Rehabilitation • New construction • Homeless and transitional housing facilities
Mortgage Credit Certificate Program	Income tax credits available to first-time homebuyers for the purchase of new or existing single-family housing. Local agencies make certificates available.	<ul style="list-style-type: none"> • Home buyer assistance
Homeless		
Supportive Housing Program	Grants to improve the quality of existing shelters and transitional housing and to increase transitional housing facilities for the homeless.	<ul style="list-style-type: none"> • Homeless assistance (acquisition, new construction, rehabilitation, conversion, support, operations)
Shelter Plus Care Program	Rental assistance for hard-to-serve homeless persons with disabilities in connection with supportive services funded from sources outside the program.	<ul style="list-style-type: none"> • Tenant-based rental assistance • Sponsor-based rental assistance • Project-based rental assistance with or without rehabilitation • Rental assistance in conjunction with Section 8 Moderate Rehabilitation Program for SROs
Federal Emergency Management Agency (FEMA) Emergency Grants	Grants to County organizations to provide emergency homeless services.	<ul style="list-style-type: none"> • Shelter voucher • Food voucher • Transportation • Utility • Emergency rent and mortgage payment
STATE PROGRAMS		
Department of Housing and Community Development (HCD)		
California Emergency Housing Assistance Program (EHAP)	Program covers a wide variety of homeless assistance activities.	<ul style="list-style-type: none"> • Homeless assistance
Multifamily Housing Program (MHP)	Provides funding for new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households.	<ul style="list-style-type: none"> • New construction • Rehabilitation • Acquisition and rehabilitation • Conversion of nonresidential structures to rental housing
Low Income Housing Tax Credit (LIHTC)	Tax credits available to individuals and corporations that invest in low-income rental housing.	<ul style="list-style-type: none"> • Acquisition • Rehabilitation • New construction
California Housing Finance Agency (CalHFA)		
Home Mortgage Purchase Program	CalHFA sells tax-exempt bonds to make below market loans to first time homebuyers. Program operates through participating lenders who originate loans for CalHFA purchase.	<ul style="list-style-type: none"> • Home buyer assistance
Multiple Rental Housing	Below market rate financing offered to builders and developers of multiple-family and elderly rental housing. Tax-exempt bonds provide below-market mortgage money.	<ul style="list-style-type: none"> • New construction • Rehabilitation • Acquisition of properties with 20 to 150 units.

Community Development Block Grant (CDBG)

The CDBG Program was established by the Housing and Community Development Act of 1974. The primary objective of this program is to develop viable urban communities by providing decent housing, a suitable living environment and economic opportunities, principally for lower income persons (defined as 80 percent or less of the Santa Clara County area median household income).

Through the CDBG Program, the U.S. Department of Housing and Urban Development (HUD) provides funds to local governments for a wide range of community development activities for low-income persons. Funds can be used for a wide array of activities, including: housing rehabilitation, acquisition of land and buildings for affordable housing or community development projects, public services such as shelter and medical care, and removal of architectural barriers to the mobility of the elderly or disabled. In order for an activity to be eligible for CDBG funding, it must be shown to address one of the following national objectives:

- Benefit people with low incomes (up to 80 percent of median)
- Aid in the prevention or elimination of slums and blight; or
- Meet an urgent need (such as earthquake, flood or hurricane relief)

A project may qualify as benefiting low income persons in one of several ways:

- (1) Provide direct services to lower income persons (earning up to 80 percent of the area median income) and document that a minimum of 51 percent of the clients served qualify as lower income.
- (2) Provide area-wide benefits (such as parks, street improvements, etc.) to a service area that has a minimum of 38.2 percent lower income residents (attached Figure 8 shows the City "planning areas" based on census tract boundaries and identifies those areas with 38.2 percent or more lower income residents).
- (3) Serve a client group that is "presumed low income" per the CDBG regulations, such as seniors and disabled persons. Projects involving the installation of curb ramps and other accessibility improvements in the community can qualify for funding under this category.

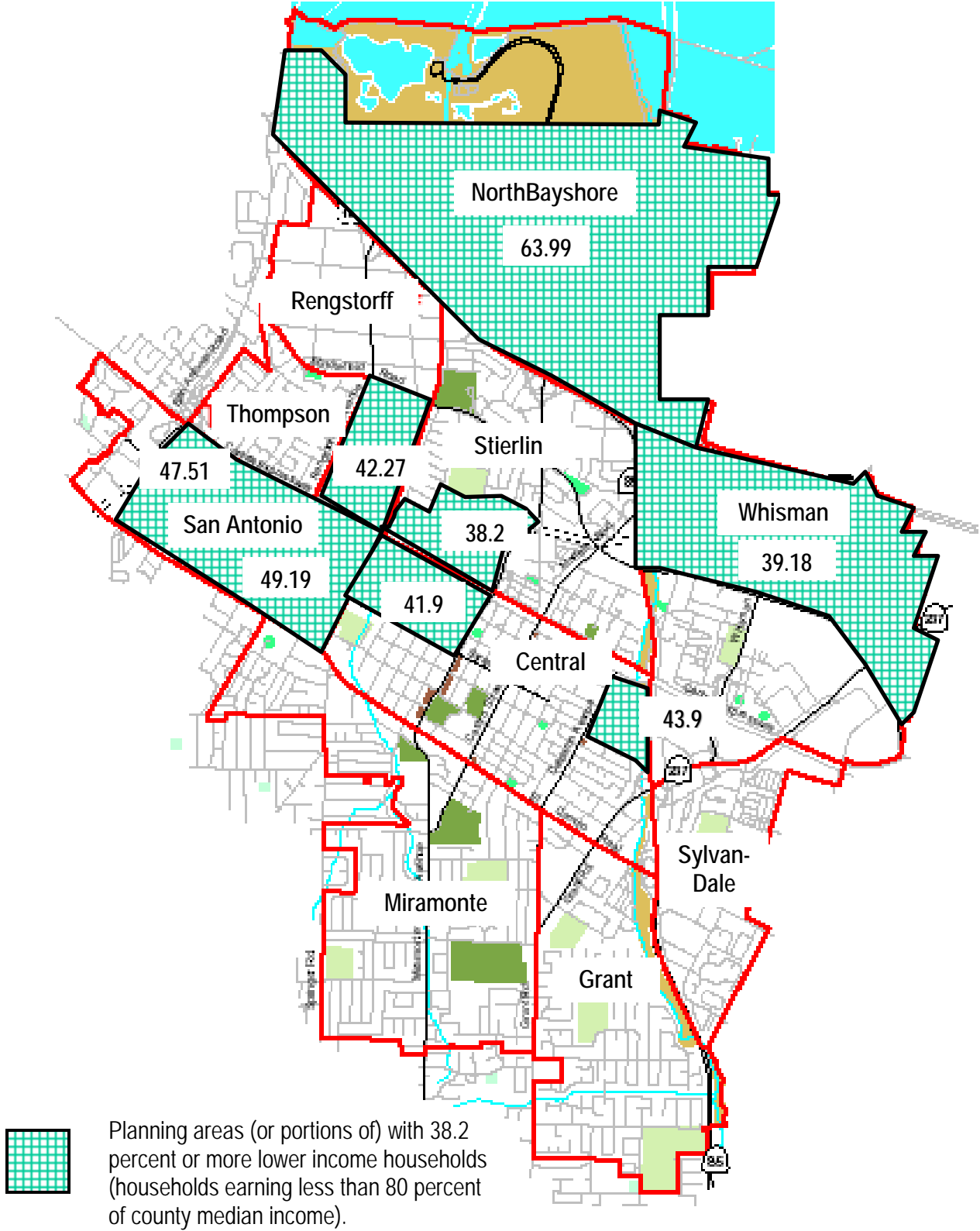
HOME Investment Partnership (HOME) Program

The HOME Program was created as part of the 1990 National Affordable Housing Act. The HOME Program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for low-income households (again defined as up to 80 percent of area median income). The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership for low-income households, including:

- Acquisition of land or existing housing;
- New construction and reconstruction;
- Moderate or substantial rehabilitation; or
- Homebuyer assistance.

The HOME Program requires a 25 percent match of non-federal funds. Matching funds will be provided from Revitalization Housing Set-Aside funds, Below Market Rate Housing Program funds and other non-federal funding sources that may become available during the five year period of the Consolidated Plan.

Figure 9 – Planning Areas with Lower Income Households



Housing and Community Development Needs

Housing Needs by Household Type

Summarized below are the income groups (by tenure and household type) with the highest housing needs. This summary of needs is based on the detailed information provided in the Housing and Community Needs Section, under "Estimates of Current Housing Needs".

Needs by Household Type

- **Renter households** in general had a higher level of housing problems (42.5 percent) than owner households (31.1 percent).
- **Large family households** (5 or more related persons) had the highest level of housing problems regardless of income level or tenure. Cost burden was the primary problem. This was especially true for extremely low income large households (\leq 30 percent of median income) where 100 percent of homeowners and 98.5 percent of the renters experienced housing problems. Very low income (31-50 percent of median income) large households also experienced a significant proportion of problems (91.3 percent for renters and 83.3 percent for homeowners), as did low income (51-80 percent of median income) large family renters (91.5%).
- **Small family renter households** (2 to 4 related persons) also experienced housing problems, although not as severe as large families. 92.9 percent of very low income small family households had housing problems, as did 81.5 percent of extremely low income and 79.8 percent of low income small families. Cost burden was a primary problem.
- **Small family homeowners** also had housing problems, but not as severe as their renter counterparts (75.8 percent of very low income, 74.8 percent of extremely low income and 66.5 percent of low income small family homeowners had housing problems).
- **Other households** (consisting of non-senior singles and unrelated persons) also had housing problems with 93.2 percent of very low income, 80.4 percent of extremely low income and 69.2 percent of low income renters experiencing housing problems. Homeowners also had housing problems, but in lower percentages.
- **Seniors** fared a little better than all the above households, with approximately 75.6 percent of very low-income and 57.3 percent of extremely low-income elderly renters experiencing a housing problem (primarily cost burden). For senior homeowners, 64 percent of extremely low-income and only 36.6 percent of very low income had at least one housing problem.
- Among **seniors**, **small family** households and **other** households, the very low income groups (31-50 percent of median income) had higher percentages of housing problems than their extremely low income (\leq 30 percent of median income) counterparts. This was also true for **small family homeowners**, where 74.8 percent of extremely low income households had housing problems but 75.8 percent of low income had housing problems. This situation may be due to fewer housing assistance programs targeted to the very low income group.

Special Needs Groups

- The senior population increased by 12.5% from 1990 to 2000 and is expected to continue increasing in the future. Affordable senior housing will continue to be a need in the future, especially as this population group keeps increasing. Based on 2000 Census data, very low income seniors had more housing problems than their extremely low income counterparts, indicating that this population group may currently be underserved by housing programs.

- Among special needs groups, affordable housing continues to be a need for frail seniors, persons with disabilities, female headed households, persons with HIV/AIDS, and persons with alcohol or other drug addictions.

Homeless Needs

- Among the Countywide homeless population, there is a need for affordable housing, transitional housing, short term shelter and support services for the homeless.

Community Development Needs

Addressing non-housing community development needs is important in order to create more livable, better functioning and more attractive neighborhoods as well as providing access to services and programs that provide opportunities for self-sufficiency. As discussed in the Housing and Community Development Needs Section, the following programs and activities will help address the Community Development Needs in Mountain View.

- Based on the City's Capital Improvement Program (CIP), there is a need for on-going maintenance of streets, sidewalks, water mains, sewer mains, etc. in order to preserve the City's investment in existing infrastructure. There is also a need to make streets, sidewalks and City facilities accessible per the requirements of the Americans with Disabilities Act (ADA) requirements.
- Based on the City's Parks and Open Space Plan, there is a need to preserve and maintain existing parks and open space as well as increase park and open space resources and address the needs of areas that are deficient in open space, such as the San Antonio area.
- Due to the City being almost built out, the Parks and Open Space Plan also identifies a need to take advantage of opportunities that come up for open space acquisition.

Due to the large number of layoffs in recent years and increased vacancies for office, industrial and R&D space, there is a need for job training and re-employment to assist laid off workers to find new employment opportunities and to attract new businesses to the area as well as maintain the existing businesses.

A variety of public services are needed to help low income persons meet basic needs, prevent them from becoming homeless, provide shelter and support services to those who are homeless, and help seniors survive on their limited incomes and continue living in their homes.

Priorities for Allocating Resources

This section describes the priorities and objectives the City will pursue to address the community's housing and community development needs. A priority ranking of needs has been established based on an assessment of demographic and housing information, the City's Housing Element, Parks and Open Space Plan and the Capital Improvement Program, as well as consultation with other public and private agencies, and input from the public and local service providers. Housing is the highest priority need in the community. Equally important are public services and other community development projects such as parks and accessibility improvements.

Priority Ranking of Needs by Household Type and Income Group

Renter Households

Renter households in general had the highest needs and therefore are given the highest priority for assistance.

- **Large Families** (98.5 percent of extremely low, 91.3 percent of very low and 91.5 percent of low income had housing problems)
- **Other Households** (non senior singles and unrelated households) (93.2 percent of very low income and 80.4 percent of extremely low income households had housing problems)
- **Small family households** (92.9 percent of very low income and 81.5 percent of extremely low income had housing problems)
- **Seniors** (75.6 percent of very low income had housing problems)

Homeowners

Homeowners in general had fewer housing problems than renters, however, certain households did exhibit significant housing needs.

- **Large Families** (100 percent of extremely low income and 83.3 percent of very low income had housing problems)
- **Small Families** (75.8 percent of very low income and 74.8 percent of extremely low income had housing problems)
- **Other Households** (73.4 percent of extremely low income and 71.4 percent of very low income had housing problems)
- **Seniors** (64 percent of extremely low income had housing problems)

Five Year Strategy

This section identifies the City's goals and objectives for use of available resources during the five year period of the Consolidated Plan (July 1, 2005 through June 30, 2010) to address the identified needs.

Housing Strategy

Despite the downturn in the economy, housing costs remain high and housing affordability continues to be a major issue. The continuing strong demand for housing (especially ownership housing), low mortgage rates, higher construction costs and the decreasing supply of vacant and developable land are seen as major contributors to the continuing rise in the cost of housing. Increasing the supply of affordable housing is therefore a primary goal of the Consolidated Plan.

The City's Housing Strategy is detailed in the City of Mountain View 2002 Housing Element. The Housing Element identifies a number of Actions the City intends to carry out in order to increase and preserve the supply of affordable housing. In particular, the Housing Element Actions listed below are incorporated into the Consolidated Plan and may involve the use of CDBG and/or HOME funds in addition to other funding sources. Because the City is almost completely built-out, coupled with the very active and high priced housing market, the City's Five Year Strategy is intended to be flexible in order to take advantage of opportunities that may come up. The types and number of

housing projects that are carried out will also depend on the amount of CDBG and HOME funds, which the City receives over the next five years.

- Encourage the development of rental housing for very low and low income families and individuals throughout the City and work toward the goal of 150 units of new family housing (especially for large families).
- Encourage the development of senior rental housing, including projects with centralized facilities or congregate care, and work toward the goal of developing 100 new senior housing units (especially for very low and extremely low income).
- Explore opportunities to work with property owners and/or non-profit developers to acquire, rehabilitate and convert to affordable housing at least 50 housing units, should an appropriate property be identified by the City.
- Preserve the existing affordable housing stock by using CDBG funds (and other available funding sources) to address rehabilitation needs.
- ~~➤ Whenever possible, spend at least half of the City's CDBG and HOME grants to provide housing for lower income households, homeless persons and other households with special needs.~~
- Continue to fund a Home Repair/Home Access Program that assists low income homeowners and disabled persons with home repairs and adaptations to their homes to make them accessible.
- Work with nonprofit agencies, other cities and the County as well as housing developers, on regional approaches to provide housing for persons with physical or mental disabilities, victims of domestic violence, and the homeless. Work toward the goal of 50 housing units for special needs groups in the region to be developed in partnership with other jurisdictions.

Homeless Strategy

It is the goal of the jurisdictions within Santa Clara County, including the City of Mountain View, to coordinate services and facilities for the homeless through a regional, cooperative strategy, known as the Continuum of Care. The goal of the Continuum of Care Program is to help homeless residents obtain housing, job training, childcare, and other services. The Continuum of Care stresses permanent solutions to homelessness through comprehensive and collaborative community planning. The goal of a comprehensive homeless service system is to ensure that homeless persons and families move from homelessness to self-sufficiency, permanent housing, and independent living.

In addition to the Continuum of Care Program, a Countywide Task Force has been working to develop a 10 year plan to end chronic homelessness in the County. A major component of the ten year plan is expected to be the "Housing First " model for ending homelessness. This model involves placing homeless persons in housing first with case management and other support services being provided once the housing is in place. This model has shown great promise in other communities such as New York and San Francisco.

Homelessness is a shared problem among Santa Clara County jurisdictions, since homeless individuals and families do not necessarily follow jurisdiction boundaries, nor do facilities and services for the homeless. As such, regional approaches to addressing homelessness are more appropriate. The City of Mountain View intends to continue participating in regional programs and activities to both prevent persons from becoming homeless and to end the cycle of homelessness for those who are homeless. The City intends to carry out the following Housing Element Actions over the next five years to address the issue of homelessness.

- Continue to support programs that protect people from becoming homeless by providing emergency assistance.
- Take part in regional efforts to support and develop programs that provide emergency rent and utility payments and security deposit assistance.
- Continue to participate in regional homeless programs.
- Continue to fund or support programs that provide short-term shelter to persons who are homeless or at risk of homelessness, including homeless and runaway youth.
- Continue to support the operation of the local rotating shelter program that provides shelter for up to 12 homeless persons per night in local churches.
- Continue to support Mountain View's six-bed transitional house for previously homeless persons and other transitional and permanent housing programs for the homeless.

Community Development Strategy

The City's Community Development Strategy involves focusing on neighborhoods with concentrations of lower income households in order to maintain streets and public improvements in good condition, provide adequate recreational opportunities in the form of parks and open space and improve accessibility for disabled residents. The Community Development Strategy also involves providing a variety of public services to those most in need in order to prevent homelessness, provide shelter and support to those who are homeless, assist low income households with basic needs, assist at-risk and homeless youth and help seniors survive on their limited incomes and continue living in their homes. The City intends to carry out the following actions over the next five years.

- Make streets, sidewalks and City facilities accessible per the requirements of the Americans with Disabilities Act (ADA), based on the availability of CDBG funds after housing priorities have been addressed.
- Preserve and maintain existing parks and open space and when possible, increase park and open space resources and address the needs of areas that are deficient in open space, such as the San Antonio area, by taking advantage of opportunities that come up to acquire open space. Also, when possible, improve the accessibility of parks and open space.
- Provide funding and support to a variety of public services (including maintaining agency facilities) to help low income persons meet basic needs, prevent from becoming homeless, provide shelter and support services to those who are homeless, and help seniors survive on their limited incomes and continue living in their homes.
- Increase public outreach to inform the community about available programs and services. Target hard to reach groups such as seniors and provide bilingual outreach. Explore new avenues for outreach such as schools and Post Offices.

Remove Barriers to Affordable Housing

The primary barriers to affordable housing in Mountain View are the high cost of housing, the lack of available land for new housing and the scarcity of public funds to assist in the development of affordable housing. The City has limited ability to significantly reduce these barriers. The City has, however, made efforts to address these barriers by using CDBG and HOME funds (as well as other funding sources) whenever possible to increase or preserve the affordable housing stock, utilizing City-owned land for affordable housing due to the lack of available sites, and

instituting a Below Market Rate Housing Program and a Housing Impact Fee (on new commercial developments) in order to increase the available funds for affordable housing.

The City's Housing Element identifies a number of actions the City intends to consider between now and 2010 in order to ensure that there is an adequate supply of residential land in the City to accommodate new housing construction. Some of the proposed actions include the following:

Initiate the process to consider General Plan changes and rezonings of a number of sites to residential densities that will support housing affordable to a full range of incomes, including households with less than median income.

Initiate the process to consider amending the zoning ordinance and other regulations to increase potential additional units by allowing mixed use in the Neighborhood Commercial zone district on Moffett Boulevard and other areas.

Initiate the process to consider amending the zoning ordinance to allow redevelopment at higher than existing densities on already-developed multiple family parcels in locations where the higher densities would be compatible with adjacent properties and including consideration of higher than 10 percent Below Market Rate units.

Continue to allow and encourage mixed-use developments at higher densities in the Commercial Residential Arterial Zone District, in the Downtown Precise Plan and near transit.

Initiate the process to consider amending the City Code to allow waivers or reduced fees for planning approvals and building permits for affordable housing projects.

Use the density bonus provisions of the zoning ordinance (which permit higher densities and modified standards in return for certain percentages of very low, low or senior housing) to make adjustments to development standards that will facilitate the development of affordable housing.

Initiate the process to consider further amending the zoning ordinance to allow reduced parking for senior and affordable housing projects on a project-by-project basis.

Fair Housing

According to the City's Analysis of Impediments to Fair Housing Choice (AI), updated in June 2004, disability accounts for the majority of fair housing cases in the City, followed by national origin, race and familial status. Based on data from 1998 to 2003, in 45 percent of the cases the complainant was White, in 22 percent of the cases the complainant was Black and in 18 percent of the cases the complainant was Hispanic.

The City contracts with a fair housing agency (currently Project Sentinel) to promote equal opportunity in housing in Mountain View and to investigate potential cases of discrimination. The contract with Project Sentinel is a collaborative effort with the cities of Sunnyvale and Palo Alto. Mountain View also contracts with Project Sentinel to provide tenant/landlord information/referral and dispute resolution services to the community. The City spends about \$100,000 (\$5,000 from CDBG and the remaining from the City's General Fund) toward these services (not including the cost of City staff time). The City intends to continue its strong support of fair housing and equal opportunity by continuing to fund these programs.

AI Goals

The City's AI identifies the following actions and strategies which the City intends to pursue in order to address fair housing impediments:

Continue to provide funding for fair housing outreach activities and case investigation; at least eight housing discrimination cases to be investigated and 11 outreach activities to be carried out annually.

Continue to participate in a countywide fair housing task force in order to improve the provision of fair housing services on a regional basis.

Develop a systematic method for proactive fair housing testing of housing in Mountain View and carry out testing of at least two properties each year.

Expand public outreach efforts to provide information regarding fair housing services in Mountain View, such as providing a direct link from the City's web site to the fair housing agency's web site, utilize the City's newsletter, "The View", to provide information on fair housing services, sponsor a community event during fair housing week and provide bilingual outreach material.

Fair Housing Task Force

One of the major goals of the City's AI was the establishment of a countywide Fair Housing Task Force to address systematic fair housing issues and to take a lead role in developing fair housing public outreach campaigns. In May 2003 the Countywide Fair Housing Task Force was established and began meeting on a regular basis. The Task Force is seen as a means to improve communication among service providers, share resources and coordinate services so that resources are used effectively. As such, the goals and objectives of the Task Force will benefit each jurisdiction in the County and are therefore included in the City of Mountain View's five year strategy for addressing impediments to fair housing choice.

Provide Enhanced Education and Outreach

The Task Force will provide direction and support to the non-profit fair housing service providers to increase public awareness of and support for fair housing laws; to inform housing seekers of their rights and remedies; and to publicize the availability of fair housing services, on a coordinated county-wide basis. These actions are essential to gain public support for fair housing and to provide housing seekers with necessary information about their rights and the services available to them if they are the victims of discrimination. Certain population groups require additional efforts because linguistic, cultural, physical, mental and economic barriers segregate these groups from the mainstream and they often are unaware of their rights.

- Objective 1 – Educational presentations: Hold meetings and make educational presentations to resident and community-based organizations, such as community centers, social services and health care providers, schools and senior centers, with targeted focus being to reach new immigrant populations.
- Objective 2 – Material distribution: Identify existing resources and new resources to be developed to provide for the distribution of multi-lingual fair housing educational material on a coordinated countywide basis.
- Objective 3 – Media and public relations: Develop newspaper stories about specific fair housing issues and the availability of fair housing services. Provide guidance and support to the non-profit fair housing service providers for the effective use of media and public relations resources throughout the county: local newspapers and city sponsored newsletters, public service announcements, cable television, phone book listings, public displays.

- Objective 4 – Training for owners, managers, and realtors: Seek opportunities to train groups of owners, managers and realtors in order to increase understanding of fair housing laws and appropriate rental and sales practices by housing providers and to enhance compliance with the law.

Support and Strengthen Enforcement Services

Enforcement services include the investigation of bona fide discrimination complaints, fair housing audits and seeking resolution on behalf of victims and the community in cases where there has been discrimination.

- Objective 1 – Clarify and coordinate services between the various direct service providers: Develop and maintain a countywide reporting format that will accurately and easily describe services requested and services provided. A common reporting format will be used to develop fair housing enforcement profiles in Santa Clara County.
- Objective 2 – Encourage and support fair housing audits to reflect the unreported nature of fair housing violations: Carry out fair housing audits and use the results to develop stronger enforcement actions and brochures and other literature to educate the community.
- Objective 3 – Develop an understanding of the nature and extent of predatory lending in Santa Clara County: Provide a forum for developing a greater understanding of predatory lending in Santa Clara County by inviting the various participants to exchange information and to share resources. Provide guidance and support to direct service providers so they can secure the necessary resources to combat this impediment.

Anti Poverty Strategy

The Anti Poverty Strategy describes Mountain View's programs and policies to reduce the number of households with incomes below the poverty line. The poverty line is the level of income below which one cannot afford to purchase all the resources one requires to live. The official Census poverty thresholds do not vary geographically, but are only adjusted annually for inflation using the Consumer Price Index. In high cost areas such as the Bay Area, the poverty line may, in fact, be much less than what a household would need in a particular area to pay for all essential needs. In 1999 the U.S. Census poverty line threshold for a one-person household was \$8,667 for persons under the age of 65 and \$7,990 for persons 65 and over. For a four-person household that includes 2 children under the age of 18, the poverty line threshold was \$16,895. Persons living below the poverty line are the most at risk of becoming homeless.

According to the 2000 Census, 6.8 percent of the population and 3.6 percent of families in Mountain View had incomes below the poverty line in 1999. Out of the total population, 7.2 percent of those under the age of 18 and 5.9 percent of those 65 and older were living below the poverty line. The data also shows that between 1989 and 1999 there was an increase in the number of persons living below the poverty line from 6 percent (4,157) to 6.8 percent (4,749). The downturn in the economy was likely a major contributor to the slight increase in persons living below the poverty line.

There are three components to the City's anti-poverty strategy: (1) Support services to prevent homelessness; (2) job training and support services such as child care; (3) affordable housing. Each of these aspects of the anti-poverty strategy are discussed below.

Support Services to Prevent Homelessness

The first goal is to prevent persons from becoming homeless, since most households living below the poverty line survive paycheck to paycheck and any unforeseen event can result in their becoming homeless. Support services

such as emergency rental assistance, assistance with utilities, dispute resolution programs to negotiate with landlords, and other such services are critical. Survival services such as food, clothing, medical care, case management, and other such services to enable households to survive on their limited incomes are also critical. The City funds a number of such services and will continue to do so, as long as CDBG funds are available.

Job Training and Support Services

The second goal of the anti-poverty strategy is to provide job training and support services such as affordable child care, so that individuals can find employment.

The North Valley Job Training Consortium (NOVA) is a federally funded employment and job training non-profit organization. It was formed in 1983 by a joint powers agreement among six northern Santa Clara County cities (Mountain View, Palo Alto, Santa Clara, Sunnyvale, Cupertino and Los Altos). In 2000 the City of Milpitas became part of the consortium. The NOVA Private Industry Council was established to guide the agency in its mission to provide low cost and efficient job training and employment programs for the NOVA cities. The Council is a private/public partnership made up of representatives from local government, business and industry, labor, education and training system, employment services, and community support organizations. NOVA operates a number of programs that are used by Mountain View residents to obtain job training and employment opportunities. Many of the services and programs provided by NOVA target disadvantaged youth and adult populations, who may have limited education and/or barriers to employment.

The City of Mountain View has been studying childcare needs in the community and has proposed to develop a childcare center in Rengstorff Park, behind the new Senior Center. The childcare center would accommodate 104 children, with a certain percentage (possibly around 30 percent) of the spaces going to low income households. Efforts are underway to secure a construction loan for the facility and to find an operator. The childcare center could possibly open as early as fall 2007.

Affordable Housing

Increasing the supply of affordable housing is the final aspect of the anti-poverty strategy. Since housing costs typically take up a major portion of a household's income, the provision of affordable housing is critical to ending the cycle of poverty. The City intends to continue its strong efforts to increase the affordable housing supply. Currently there are 120 efficiency studio units under construction that will be affordable to persons earning 45 percent or less of the County median income.

Lead Based Paint Strategy

According to the Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X), lead based paint hazard is defined as any condition that causes exposure to lead from lead contaminated dust, lead contaminated soil or lead contaminated paint that is deteriorated or present in chewable surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects. As required by Title X, the City of Mountain View has a Lead Based Paint Management Plan, prepared in consultation with the County and applicable federal agencies, which is followed in carrying out CDBG and HOME funded activities.

The City requires lead based paint testing and hazard reduction in properties that are rehabilitated using CDBG or HOME funds. Tenants and owners of properties to be rehabilitated are informed of the risks of lead based paint and are provided with informational literature (in English, Spanish and other languages as needed) to refer to. As part of the rehabilitation process, the property is inspected for signs of defective paint. Defective paint in older homes that is suspected to be lead based is removed following the lead based paint standards. If there are children in the home,

the parents are provided information regarding the benefits of having the children tested for lead based paint and also where they can go to get this done.

The City of Mountain View coordinates with the County of Santa Clara Environmental Health Department, to reduce lead based paint hazards in the City. Santa Clara County has been funded by the State of California Department of Health Services and the Federal Center for Disease Control to implement a Childhood Lead Poisoning Prevention Program on a countywide basis. The Department focuses on public and consumer information, particularly for families with children most at risk for lead poisoning, to identify and eliminate the most common sources of lead in the home. A major component of the program is the environmental assessment of the residence where a child with elevated blood-lead levels resides.

Public Housing Resident Initiatives

There is no public housing in Mountain View.

Institutional Structure/Coordination

The institutional structure for implementation of the Consolidated Plan includes non-profit organizations, other public agencies and financial institutions. The Neighborhoods Division of the City's Community Development Department is responsible for implementation of the Consolidated Plan.

The City provides funding and coordinates with nonprofit organizations that provide public services that benefit Mountain View residents. The City also works with non-profit housing developers in the development of affordable housing in the City. Nonprofit organizations are therefore critical to achieving the Consolidated Plan goals.

The City works with the County of Santa Clara to secure mortgage credit certificates for first time homebuyers as well as bond financing for rental housing. The City also cooperates with the County of Santa Clara and the County Housing Authority in submitting applications for funding to increase Section 8 vouchers or provide additional funding for affordable housing or services in the County. The City coordinates its activities with other public agencies through a countywide collaborative of CDBG funded jurisdictions and the County of Santa Clara. Quarterly meetings are held to discuss joint projects and to identify future opportunities for coordination and cooperation. In addition, there is an on-going partnership among the cities of Mountain View, Palo Alto and Sunnyvale, which has resulted in significant cost savings and service improvements from carrying out a joint Request for Proposals for fair housing services and entering into a joint contract with a fair housing agency. Outreach and public information about fair housing has significantly expanded as a result of the joint contract.

The City works with financial institutions to encourage financial support and low interest loans for affordable housing projects. The City also provides affordable housing developers with contact information regarding financial institutions that have indicated an interest in assisting in the financing of affordable housing. In addition, the City assists non-profit agencies in securing other State and Federal funding by writing letters of support and assisting agencies in completing applications for funding. The City is also active in lobbying for continued funding of the Section 8 Program and other programs that are crucial for affordable housing programs and public services.

The major strength of the City's institutional structure is access to a large number of very capable non-profit organizations who are highly competent in using available resources and leveraging funding to the maximum extent possible, in order to achieve the desired housing and services. The other major strength of the institutional structure is the coordination that has been possible through the countywide collaborative of CDBG funded jurisdictions as well as the North County partnership of cities. These efforts have resulted in joint funding of projects and leveraging of resources, cost savings and expanded services as a result of joint contracts which eliminate duplication of services, and where possible, countywide consultant contracts have been used to reduce project costs and provide consistent

data countywide. This model was used in carrying out the countywide assessment of fair housing services and also in development of the Consolidated Plan housing and homeless section data.

The major obstacle in the institutional structure is the need to rely on a variety of different funding sources, all with different requirements and time lines. It typically takes a year or two to secure all the funding for a project. Some funding sources are so competitive that all planning approvals must be in place by the time the project funding is requested. The cost of holding land for a year or more while financing is secured can be prohibitive. Also, in the current active housing market, it is difficult to find sellers willing to wait this long.

Performance Measurement

Recipients of Fiscal Year 2005-06 CDBG and HOME funds will be required to comply with a performance measurement system to measure performance, as requested by HUD. Recipients will be responsible for complying with productivity performance goals as well as quantifiable project impact goals that reflect the extent to which funded activities yield the desired outcomes in the community or in the lives of the persons assisted. All subrecipient agreements will include the requirement for compliance with performance measures. Subrecipients will be required to submit quarterly reports detailing their progress in meeting performance goals. The City will report the results in its Consolidated Annual Performance Report to HUD.

Capped Incomes

The City of Mountain View will continue to use the federal capped incomes for all CDBG and HOME Program activities. Due to the limited amount of CDBG and HOME funds that the City receives, there are insufficient funds available to expand services to persons earning up to 80 percent of the County median income. As a result, the CDBG and HOME funds are used primarily to assist persons earning 50 percent or less of the median income or up to the capped income level for the low income category.

Monitoring of Funded Activities

The City of Mountain View has a monitoring plan that involves annual or biennial (depending on degree of risk) on-site monitoring of CDBG funded activities. HOME funded housing projects are monitored according to the HOME Program rules, based on the number of assisted housing units. CDBG funded activities that are being carried out by experienced agencies with past monitoring reviews showing no major issues will be monitored every other year. CDBG activities where there is inexperienced new staff, new programs or programs where there have been issues identified during past reviews, will be monitored annually. The on-site monitoring involves review of assisted client/tenant files, review of agency administration, fiscal management and program management. Sub-recipients of federal funds are required to maintain a financial audit trail for inspection by City, consisting of original invoices and timecards to document expenses all the way to cancelled checks to document payment of expenses. On-site monitoring of housing projects also involves inspection of the housing units to ensure they meet housing quality standards.

In addition to on-site monitoring, the City conducts quarterly desk reviews of each funded activity. Sub-recipients are required to submit clients' reports detailing the Mountain View clients served during the quarter, as well as the income and race/ethnicity of each client. Agencies are also required to submit quarterly budget reports showing expenses and revenue and a detailed invoice specifying what expenses are being charged to the CDBG or HOME funds. Agencies must also submit an annual independent audit report regarding their financial accounting.

The City prepares an annual performance report to HUD detailing the progress made in achieving the goals in the Consolidated Plan. The City also prepares detailed agreements with sub-recipients outlining goals and objectives to

be met. The City's annual report to HUD includes an analysis of any problems or obstacles encountered by the sub-recipients in meeting their goals and objectives.

Each new affordable housing project that is developed (and other projects with long-term affordability restrictions) results in on-going monitoring responsibilities for the City. As a result, the City is faced with an increasing need for resources each year in order to meet its monitoring obligations. For example, during the past ten years there have been five housing projects developed in the City and three in the County that have on-going, long-term monitoring requirements. This number will continue to increase as projects continue to be funded and developed. The increasing need for monitoring resources will be a challenge for the City in the future, if the CDBG and HOME entitlements continue to decrease.

APPENDIX

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ATTACHMENT 1

Citizen Participation Plan for the Development of the Consolidated Plan, Amendments to the Plan, Annual Action Plan and Annual Performance Report

Adopted by the City Council January 25, 2000

In accordance with the requirements of Federal law, the City of Mountain View hereby provides its plan for citizen participation in the City's Community Development Block Grant (CDBG) Program and HOME Investment Partnership (HOME) Program. This plan applies to citizens, non-profit organizations and other interested parties.

GOALS/OBJECTIVES

- The objective of the Community Development Block Grant (CDBG) Program is to provide decent housing and a suitable living environment, and to expand economic opportunities, principally for persons of low income (up to 80 percent of median income), as defined by the U.S. Department of Housing and Urban Development. In addition, the program is directed toward the provision of improved community facilities and services.
- The objective of the HOME Investment Partnership (HOME) Program is to increase the supply of decent and safe affordable housing for lower income households.

CONSOLIDATED PLAN

Per Federal Regulations, the City will produce and follow a Consolidated Plan, defined as a five year comprehensive planning document which identifies the City's overall needs for affordable and supportive housing as well as non-housing community development needs and identifies the resources expected to be available to address the identified needs. The Consolidated Plan includes the following documents:

- a five year Strategic Plan which provides a five year strategy for use of available resources to meet the identified needs and describes the actions, programs, objectives and projects to be undertaken during the five year period.
- a one year Action Plan which is prepared annually and describes the activities the City will undertake during the upcoming program year using available funds for meeting the objectives identified in the Strategic Plan
- an annual Performance Report which identifies the accomplishments in meeting the goals and objectives of the preceding year Action Plan

As part of this consolidated planning process, the City will make funding applications available, accept requests for funds from eligible organizations, and make funding decisions, based on the identified goals and objectives in the Strategic Plan.

POLICY

It is the intent of the City of Mountain View to provide for and encourage citizen participation with particular emphasis on participation by persons of lower income who are residents of areas in which CDBG and HOME funds may be spent. The City of Mountain View encourages the participation (in all stages of the Consolidated Planning process) of all its residents, including minorities and non-English speaking persons, as well as persons with mobility, visual or hearing impairments and residents of assisted housing developments and recipients of tenant-based assistance.

PARTICIPATION

In order to encourage citizen participation by low-income residents, minorities, non-English speaking residents as well as persons with mobility, visual or hearing impairments, in the development of the Consolidated Plan, Amendments to the Plan, Action Plan and Performance Report, the City will carry out the following activities:

- In the case where a significant number of non-English-speaking residents can be expected to attend public hearings, the City will provide reasonable accommodations by hiring a translator to assist the non-English speaking residents to communicate during the public hearing.
- Where feasible, a display ad will be placed in the local newspaper, The Voice.
- A mailing list of interested persons and groups will be maintained and will be used to mail announcements to.
- Announcements of upcoming hearings and Consolidated Plan activities will be sent to the managers of subsidized housing with the request that the notices be distributed to each of the tenants in the complex.
- Announcements of upcoming hearings and Consolidated Plan activities will be sent to agencies, which provide services to low-income residents, with the request that the information be distributed to their clients.
- Information regarding hearings and Consolidated Plan activities will be sent to the local Housing Authority so the information can be made available at the annual public hearing required for the Public Housing Agency Plan.

ACCESS TO INFORMATION

Interested parties will have reasonable and timely access to the following information and records relating to the City's Consolidated Plan and use of CDBG and HOME funding during the past five years:

- Consolidated Plan and any amendments, Action Plan, Annual Performance Report
- Any staff reports regarding the CDBG and HOME Programs
- Applications submitted for funding consideration
- The amount of CDBG and HOME funds available and the range of activities to be undertaken, as well as the amount of funding that will be used to benefit very low and low-income residents.
- CDBG and HOME Program records for the past five years.
- Information regarding upcoming meetings and records relating to the proposed use of funds.

PUBLISHING THE PLAN

The City of Mountain View shall publish its proposed Consolidated Plan submissions so that affected citizens have sufficient opportunity to review the material and provide comments. The City will carry out the following:

Consolidated Plan and Annual Action Plan

- A summary of the proposed Consolidated Plan submission will be published in one or more newspapers of general circulation. The summary will describe the contents and purpose of the Consolidated Plan and will

include a list of locations where copies of the entire plan may be examined. A minimum of 30 days will be provided for public comments on the Consolidated Plan submission.

- The City will make copies of the proposed Consolidated Plan available at the Library and City Hall. In addition, a reasonable number of free copies of the plan will be provided to citizens and groups that request them.
- A mailing list of interested parties will be maintained and a summary of the proposed Consolidated Plan submission will be mailed to persons and groups on this list.
- In preparing the Consolidated Plan, the City shall consider and address all comments or views of citizens, public agencies and other interested parties received in writing or orally at public hearings.

Annual Performance Report

- A notice will be published in one or more newspapers of general circulation notifying citizens of the availability of the annual Performance Report. The notice will include a list of locations where copies of the entire Performance Report may be obtained. A minimum of 15 days will be provided for public comments on the Performance Report before it is submitted to HUD.
- The City shall consider all comments or views received in writing or orally at public hearings in preparing the performance report and a summary of these comments shall be attached to the performance report.

PUBLIC HEARINGS

- The City will provide a minimum of two public hearings per year to obtain citizens' views and to respond to proposals and questions. The hearings will be held at two different stages of the program year.
- All public hearings will be held at times and locations convenient to potential and actual beneficiaries and with reasonable accommodations for persons with disabilities. In general, hearings will be held in the evening at City Hall due to its central location, convenient access and disability accessibility. Translation services will be provided when there is an indication that non-English speaking persons will be attending. Other reasonable accommodations will be provided on a case-by-case basis.
- At least one public hearing will be held before a draft Consolidated Plan is published for comments.

NOTICE OF HEARINGS/ACCESS TO MEETINGS

The City will provide adequate, timely notification of hearings so that citizens and other interested parties may attend. A minimum of 14 days notice will be provided for all meetings regarding the CDBG and HOME Programs.

- A mailing list of interested persons and groups will be maintained and will be used to mail announcements to.
- A notice will be placed in a newspaper of general circulation.
- A notice will be placed in the City Hall bulletin board.
- Where feasible, a display ad will be placed in the local newspaper, The Voice.

TECHNICAL ASSISTANCE

The City will provide technical assistance to groups representative of persons of low and moderate income that request such assistance in developing proposals.

Requests for technical assistance shall be sent in writing to the Community Development Department, P.O. Box 7540, Mountain View, CA 94039. Such requests shall provide the following information: 1) the program/project for which technical assistance is being requested; 2) the timeline for the program/project; 3) the number of persons who would benefit from the program/project; and 4) the type of technical assistance being requested.

The City will identify if any additional information is needed and inform the parties of the additional information needed within 15 days of receiving the request for technical assistance.

Upon receipt of a request for technical assistance, which provides all necessary information, the City will respond within 15 days of receiving the request regarding the type of assistance that can be provided and the timeline for providing the assistance.

COMPLAINTS

Complaints from citizens related to the Consolidated Plan, Amendments and Performance Report must be submitted in writing or made during a public hearing. For complaints made at a public hearing, a response shall be provided at that time or if additional research is needed, a written response will follow no later than 15 days after the meeting. For written complaints, a written response shall be provided within 15 days of receipt of the complaint.

SUBSTANTIAL AMENDMENTS

Prior to the submission of any substantial change in the Consolidated Plan or proposed use of funds, citizens will be provided a minimum of 30 days to comment on the proposed changes prior to the changes being implemented. The City shall consider all comments received and a summary of comments or views not accepted and the reasons therefore, shall be attached to the substantial amendment.

Substantial amendments shall be defined as (1) changes in the use of CDBG or HOME funds from one eligible activity to another; (2) changes in the method of distribution of such funds; (3) changes in policy or goals and objectives; and (4) other similar changes.

ANTI DISPLACEMENT POLICY

It is the policy of the City to avoid, to the greatest extent feasible, the involuntary displacement of any persons, property or businesses as a result of CDBG or HOME activities. Displacement occurs when a "person" or their property is displaced as a direct result of a federally assisted acquisition, demolition or rehabilitation project.

All efforts to minimize involuntary displacement will be carried out by designing activities in such a way that displacement is avoided, except in extraordinary circumstances where no feasible alternatives to displacement are available if the City's community development objectives are to be met. The City will take all reasonable steps to avoid displacement, such as assuring whenever possible, that residential occupants of buildings to be rehabilitated are offered an opportunity to return; planning rehabilitation projects to include "staging" where this would minimize displacement; and following federal notification requirements carefully to assure that households do not leave because they are not informed about the plans for the project or their rights for relocation benefits.

Should involuntary displacement become necessary under such circumstances, relocation benefits will be provided in accordance with (a) the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as

amended (URA) and 24 CFR 570.606(b); and (b) the requirements of 24 CFR 570.606(c) governing the Residential Anti-displacement and Relocation Assistance Plan (Plan) under Section 104(d) of the HUD Act. The policies and requirements of these laws are described in HUD Handbook 1378 and the City shall strictly abide by these policies and laws.

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ATTACHMENT 2

Santa Clara County Telephone Survey Report

Introduction

Santa Clara County and cities in the County commissioned a telephone survey to better understand public opinions regarding community needs for affordable housing, economic development, public services and facilities, education and job training, homeless services and shelter, and other services. The objective of the survey was to obtain representative public input regarding unmet needs in Santa Clara County. The results of the survey are intended to assist jurisdictions in the County in developing strategies and identifying priorities for the use of federal funds from the U.S. Department of Housing and Urban Development (HUD).

Survey Method

The survey was conducted between October 30 and November 13, 2004 and included 417 households selected at random from throughout Santa Clara County. The sample size was sufficient to with the objective of achieving a margin of error of five percent or less. The sample was selected based on random dialing techniques, but also attempted to capture a geographically representative sample by zip code area in Santa Clara County.

Due to time and budget constraints, the survey was administered in English and Spanish only, and there was no re-sampling after the survey results were tabulated to account for over-or under-representation among specific population sub-groups. Individuals who answered the telephone, but were unable to understand English or Spanish, did not participate in the survey. Records were not kept on the number of such contacts or the presumed language of these individuals. It is possible, therefore, that the views of those participating in the survey do not reflect the views of households who primarily speak languages other than English or Spanish.

Survey participants were asked about their views regarding:

Housing needs, including rehabilitation, rental assistance, home purchase assistance, homeless, and supportive housing services; Community development needs, including public services, infrastructure, and community facilities; and Economic development needs, including employment training, business assistance, and commercial building improvements,

To ascertain the representativeness of the survey participants compared to the countywide population, the survey solicited information on individual and household characteristics such as age, family status, race, ethnicity, income, and the presence of special needs (such as disability, single parenthood, or HIV/AIDS status).

Unless otherwise noted, the percentages cited in this report are based on the number of individuals who answered a question, excluding "refused" and "missing" responses. The number of responses varies from question to question. The implicit assumption is that the views and characteristics of those who refused to respond to a question are similar to those who responded.

It is important to note that the margin of error of the survey was plus or minus five percentage points. A variance of five percentage points or less between the reported demographics of the survey participants and the countywide population at the time of the 2000 Census may not be statistically significant, therefore.

Survey Results

The first series of questions asked survey participants to name the two most important community needs in each of five categories from a list of facilities, services, and programs that are eligible for funding under four federal programs: Community Development Block Grant (CDBG), Home Investment Partnership (HOME), Emergency Shelter Grant (ESG), and Housing for Persons with AIDS (HOPWA).

Community Facilities

Survey participants were asked a series of questions about community facilities that they consider to be important. When asked to name which two community facilities and services were most important, services most frequently mentioned were: senior services (17.7 percent), health services (17.3 percent), homeless services (15.3 percent), child care services (15.2 percent), and services for at-risk youth (12.1 percent).

Community Services

Survey participants were then asked which two community services were most important. Four community services were mentioned most frequently: drug and alcohol abuse treatment (20.4 percent), domestic violence prevention (16.9 percent), transportation services for persons with disabilities (16.1 percent), and anti-crime programs (15.9 percent).

Public Works Projects

Four types of public works projects were considered most important, according to survey respondents: street improvements (22.3 percent), parks or recreation improvements (18.7 percent), sidewalk improvements for disabled access (17.9 percent), and water/sewer improvements (13.8 percent).

Business Assistance and Job Programs

Survey participants named four types of business assistance programs as most important. These were job or skills training (32.6 percent), small business assistance loans (22.1 percent), earthquake safety improvements (20.6 percent), and rehabilitation assistance for older commercial and industrial properties (15.5 percent).

Affordable Housing Programs

Of the various types of affordable housing programs that survey participants were asked to rank, three in particular were ranked as most important: rental assistance for low-income households (21.7 percent), construction of affordable housing (20 percent), and homebuyer assistance (18.6 percent). Other highly ranked affordable housing programs, at 10.2 percent each, were home improvement assistance for disabled access and housing rehabilitation assistance for lower income households.

Most Important Overall Community Needs

Survey participants were then asked to rank the two most important community needs, overall, from the list of most important needs in the five categories previously presented to survey participants (community facilities, community services, public works, business assistance, and housing).

No facilities, services, or programs were mentioned significantly more frequently than others from the list of top community needs. The top seven community needs cited by respondents were: affordable housing construction (7.7 percent), facilities and services for at-risk youth (6.5 percent), health care facilities and services (6.5 percent), facilities and services for seniors (6.2 percent), anti-crime programs (6.1 percent), rental assistance for low-income households (5.8 percent), and facilities and child care services (5.3 percent).

Other Important Community Needs

Those participants who provided their views on the most important community needs were then asked whether there were other community needs that they felt were as or more important than the needs previously discussed. Of the 415 who responded to this question, 28.9 percent indicated that one or more needs other than those listed in the survey were as or more important than the listed needs.

There was no consensus about such other important needs. Most needs were mentioned by five percent or less of respondents and included low income housing/affordable housing, street repair/street improvement, after-school programs, law enforcement, youth programs, assistance to victims of domestic violence, more financial aid for schools, and more recreational activities for seniors.

Most Urgent Problem and Solutions

To ensure that respondents had an opportunity to think about important issues without regard to a prescribed list, survey participants were asked to name one problem in Santa Clara County they would solve if they could and the potential solution to that problem.

As with the previous question regarding other important community needs, there was no consensus on the “one” problem that needed resolution. However, 15.5 percent of responses stated that housing is too expensive and more affordable housing is needed. Other problems cited by the survey participant included lack of resources for the homeless (six percent), lack of unemployment/more employment opportunities (six percent), and traffic congestion (5.2 percent).

Respondents were then asked how they would solve the problems they previously cited. Again, there was no clear consensus on solutions to the County's most pressing problems. The highest-ranking response, providing more low income housing and low rent affordable housing, was mentioned by 3.3 percent of survey responses. Other solutions included more after school and youth programs (2.7 percent), build more houses (2.5 percent), hire more police officers (2.3 percent), and provide job training (2.3 percent).

Survey Demographics

Gender

The gender of the respondents was nearly evenly divided between men and women with 204 men and 213 women. Survey participants were dispersed throughout the County, living in nearly 60 different zip code areas. Table 1 compares the zip code of residence of survey participants with the 2000 Census reported zip code of residence for all

Santa Clara County residents. Table 1 shows that survey respondents were distributed among most zip codes areas similarly to the 2000 population distribution (less than one percentage point difference).

Table 1
Zip Code of Survey Participants

Telephone Survey		2000 Census	
Zip Code	Percent	Zip Code	Percent
94022	1.7%	94022	1.1%
94024	1.0%	94024	1.3%
94025	0.5%	94025	2.3%
94027	0.2%	94027	0.4%
94040	2.2%	94040	1.9%
94041	1.7%	94041	0.8%
94043	2.9%	94043	1.7%
94078	0.2%	94078	---1
94086	2.7%	94086	3.8%
94087	3.1%	94087	3.0%
94089	1.7%	94089	1.0%
94301	0.2%	94301	1.0%
94303	1.2%	94303	2.7%
94304	0.2%	94304	0.1%
94305	0.2%	94305	0.8%
94306	1.7%	94306	1.5%
94806	0.2%	94806	3.3%
95008	2.9%	95008	2.7%
95014	4.1%	95014	3.2%
95020	3.6%	95020	3.0%
95030	0.2%	95030	0.8%
95032	0.7%	95032	1.5%
95035	1.9%	95035	3.7%
95037	1.7%	95037	2.5%
95044	0.2%	95044	---1
95046	0.2%	95046	0.3%
95050	2.4%	95050	2.2%
95051	3.4%	95051	3.1%
95054	1.0%	95054	0.8%
95070	1.4%	95070	1.8%
95110	1.0%	95110	1.1%
95111	2.9%	95111	3.4%
95112	1.0%	95112	3.1%
95116	2.6%	95116	3.1%
95117	1.7%	95117	1.8%
95118	2.9%	95118	1.9%
95119	0.2%	95119	0.6%
95120	2.9%	95120	2.2%
95121	1.2%	95121	2.2%
95122	1.0%	95122	3.6%
95123	4.8%	95123	3.5%
95124	3.6%	95124	2.7%
95125	4.8%	95125	2.7%
95126	0.5%	95126	1.6%
95127	3.8%	95127	3.6%
95128	1.4%	95128	1.9%
95129	2.4%	95129	2.2%
95130	1.0%	95130	0.8%
95131	1.0%	95131	1.6%
95132	2.6%	95132	2.4%
95133	0.5%	95133	1.5%
95135	1.2%	95135	0.9%
95136	3.1%	95136	2.2%
95138	1.7%	95138	0.9%
95139	0.5%	95139	0.4%
95148	1.9%	95148	2.6%
95162	0.2%	95162	---1
Not Specified	2.4%		

Sources: Santa Clara County Telephone Survey, October-November 2004; 2000 Census

1. The 2000 Census did not record these zip codes as valid.

ATTACHMENT 3

Community Input Regarding Needs

Comments from the January 6, 2005 Needs Assessment Hearing:

- Funding should go to those organizations that are more efficient and don't have high paid administrators or large amounts of funds going to program administration.

Response: All funding requests include a program budget detailing how the funding will be used and this information is taken into account by the City Council in making funding decisions.

- A number of inconsistencies and other problems were identified with the 2000-2005 Consolidated Plan, so that these problems could be avoided with the new Consolidated Plan.

Response: These issues were taken into account in preparing the new Consolidated Plan.

- A member of the St. Athanasius Peninsula Interfaith Action group commented that mandatory mediation is needed because tenants are afraid to use the voluntary mediation program due to fear of deportation, language barriers or retaliation.

Response: This issue has been presented to the City Council for consideration. There will also be more effort made during the upcoming year to identify situations where landlords refuse to participate in mediation and to utilize the Tri-County Apartment Association and other resources to encourage participation in mediation. The City has also requested that Project Sentinel hold a tenant workshop this year to provide tenants with information about their rights and responsibilities under State law.

- There are long lines at the Community Services Agency's food program. There is a need to extend the number of hours the service is open so that people do not have to wait outside for 30-45 minutes. Also, the program needs to provide more food choices for people with special health needs or restricted diets.

Response: This concern has been forwarded to the agency and they have agreed to look into the situation.

Comments from the April 7, 2005 Human Relations Commission Hearing on the Draft Consolidated Plan:

Public Comments:

- Should highlight the fact that Very Low Income renters in some instances have higher percentages of housing problems than their Extremely Low Income counterparts.

Response: This information has been included in the Consolidated Plan.

- Should look into utilizing existing vacant apartments to provide housing for lower income persons. Market rate rental housing is currently experiencing high vacancy rates and could be utilized to benefit lower income persons looking for housing.

Response: The Housing Strategies study, which the City is undertaking to determine the future use of local housing funds, will look into this type of housing program.

- There is a high need for senior services such as legal assistance and case management.

Response: The Consolidated Plan identifies senior services as a high priority need in the community.

Comments Made by Human Relations Commissioners:

- The disabled have many housing issues; would like to see both discrimination and accessibility addressed in the Consolidated Plan.

Response: Housing for disabled persons is identified as a high priority need in the Consolidated Plan. Accessibility improvements are also identified as high priority needs. Discrimination issues are addressed under the section on Fair Housing.

- Housing developers should be required to build to a minimum level of accessibility.

Response: Projects that receive CDBG or HOME funds must comply with the requirements of Section 504 of the Rehabilitation Act of 1973 and the Fair Housing Act. In addition to prohibiting discrimination and requiring program accessibility, Section 504 includes minimum accessibility requirements for new construction, substantial rehabilitation and other alterations. These requirements are specified in the agreements with nonprofits for development or rehabilitation of housing.

- There is an acute need for senior housing and services. Housing for the disabled is also important. Another funding priority should be those agencies that provide services in other languages so their services are accessible to more people.

Response: Senior housing and senior services are both identified as high priority needs. Providing services that are accessible and are provided in languages other than English is required under Federal Regulations, which require equal access to services. Providing accessible services in languages other than English is discussed under the Public Services section of the Community Development Needs chapter of the Consolidated Plan.

- Additional outreach efforts are needed to make seniors aware of City-funded services. Outreach is important in order to make residents aware of the services available to them. Schools and the Post Office should be utilized to get information to the community.

Response: A goal has been included in the Consolidated Plan to explore new avenues for outreach, including Post Offices and Schools.

- Funding should go to projects that provide housing to seniors and low-income workers and to projects supporting the needs of the homeless.

Response: Senior housing, family housing and housing/shelter and support services for the homeless are all identified as high priority needs in the Consolidated Plan.

- The Human Relations Commission identified the following modifications to the Draft Consolidated Plan:

- Define "housing problems" and "poverty line" in the Executive Summary.

- Reword the description of the Community Center as being “handicapped accessible” to “disabled accessible.”
- Instead of saying that streets and sidewalks “comply with the ADA,” say they are “pedestrian friendly.”
- In the phrase “other available data and documents,” identify more specifically what documents/information.
- Define “Large Family” in the Executive Summary.
- Emphasize (bold font or other method) significant issues/findings in the Executive Summary.
- In the five-year Strategy section, explain who identifies “appropriate property.”
- Identify the name of the efficiency studios housing project.

The above changes have all been made to the Consolidated Plan.

Comments Received During the 30-day Public Review Period on the Draft Consolidated Plan:

No comments were received on the Draft Consolidated Plan.

Comments from the April 19, 2005 Council Hearing

No verbal public comments were made at the April 19th Council hearing.

One e-mail was received detailing a number of suggestions regarding formatting, style and other matters to improve the appearance and usefulness of the document. Wherever possible the document has been modified per the suggestions made. Changes to HUD required tables and other HUD required material could not be incorporated. In addition, the following comments were made:

- It would be helpful if the Post Office would allow the posting of notices regarding CDBG/HOME activities and programs.

Response: Staff will contact the Post Office to determine if notices can be posted and if so, the Post Office will be included in the City's outreach plan. A goal is included in the Consolidated Plan to explore other outreach avenues, including using Post Offices and Schools to distribute information.

- For certain household types, the Very Low Income (31-50% of median income) households have higher percentages of housing problems than Extremely Low Income (up to 30% of median) households. This indicates that resources are inadequate to meet the needs of lower income households and in certain situations implies a disincentive for Extremely Low Income households to raise their economic standing.

Response: This information has been included in the Needs section of the Consolidated Plan.

- The April 21 Human Relations meeting was scheduled to address CDBG funding requests and therefore is not part of the Consolidated Plan Process.

Response: The Consolidated Plan process includes the funding process. The Consolidated Plan process involves not only the five year plan but also the annual Action Plan. The funding process is critical to the development of the annual Action Plan, therefore, the funding hearings are considered to be part of the overall Consolidated Plan process for developing not only the five year plan but also the annual Action Plan.

- Over two-third of the existing subsidized housing is reserved for seniors while elderly 1 and 2 person households make up less than 10 percent of the rental households. Lower income families are severely underserved.

Response: The Consolidated Plan identifies family housing (especially for large families), as a high priority need.

- Since there are no subsidized housing units at risk of conversion to market rate housing during the five year Consolidated Plan period, the discussion regarding at-risk housing should be deleted.

Response: HUD requires that the Consolidated Plan include a discussion regarding the status of housing units at risk of conversion to market rate. Since there are currently no units at risk of conversion, the Consolidated Plan notes this and also provides background information explaining how the "at-risk" housing has been preserved.

Comments from the April 21, 2005 Human Relations Commission Hearing

There were no specific public comments regarding the Draft Consolidated Plan.

Representatives from agencies requesting funding highlighted the importance of the programs provided by their respective agencies.

The Human Relations Commission ranked the funding requests and identified the following programs (identified by client group served) as the highest priority programs for CDBG funds:

- Seniors (Community Services Agency, Second Harvest Food Bank and Senior Adults Legal Assistance)
- Homeless persons (Community Services Agency and Emergency Housing Consortium)
- Persons at risk of homelessness (Community Services Agency)
- Low income families (MayView Health Center)

The identified programs/client groups are consistent with the needs identified in the Consolidated Plan.

Comments from the May 10, 2005 Council Hearing *(Information Pending)*

ATTACHMENT 4

Federal Income Limits

Federal Income Limits 2004

Household Size	Extremely Low (up to 30% of Median)	Very Low (50% of Median)	Low (federal cap)
1	22,300	37,150	59,400
2	25,450	42,450	67,900
3	28,650	47,750	76,400
4	31,850	53,050	84,900
5	34,400	57,300	91,650
6	36,900	61,550	98,450
7	39,450	65,800	105,250
8	42,000	70,050	112,050

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ATTACHMENT 5

Inventory of Santa Clara County Facilities and Services

A description of homeless facilities and services available in Santa Clara County under the Continuum of Care system is provided below. While not all these facilities and services are available to Mountain View residents, some are available to homeless City residents at large, while others are available to specific subpopulations such as domestic violence victims.

Homeless facilities and services available in Santa Clara County are separated into three broad categories: 1) Housing Information and Assistance Programs, 2) Outreach Programs, and 3) Supportive Services. Within each category are subcategories describing facilities and services that are similar in character. This is not an all-inclusive listing but instead focuses on those services/programs that would most likely be of some benefit to Mountain View homeless persons. In the interest of providing a thorough and comprehensive description of homeless facilities and services, some of these programs may be described in several subcategories. Information for County homeless facilities and services came from the County's 2004 Continuum of Care application to HUD and updated where necessary to reflect current services/programs.

Housing Information and Assistance Programs

Programs in Santa Clara County that provide housing information and assistance are grouped in the following subcategories: 1) Rental/Mortgage/Move-In Assistance, 2) Information and Referral to Prevention Services and Available Housing, 3) Preventing Evictions and Job Loss, 4) Preventing Discharge into Homelessness, 5) Transitional Housing/Post-Graduation/After-Care, and 6) Preserving Housing Affordable to Extremely Low- and Very Low-Income Households. Proposed programs are also described.

Rental/Mortgage/Move-In Assistance

- The Community Services Agency of Mountain View and Los Altos provides emergency assistance with rent and security deposits, utility bills, clothing, food, transportation, job search, medical care, case management, and information and referral.
- The City of Mountain View Community Development Department maintains and makes available a Housing Handbook (in English and Spanish) detailing available affordable housing programs, including rental assistance programs, and short-term shelter options that are available to Mountain View residents and homeless persons.
- The United Way of Silicon Valley's Emergency Assistance Network (EAN), consisting of eight agencies, serves residents from locations throughout the County. The main objective of EAN is to help families and individuals maintain their current housing. EAN provides comprehensive, one-stop emergency services such as food, clothing, information and referral, utilities and rental/mortgage assistance. Each EAN agency is located in a different census area of the county to serve people in their own neighborhoods and to prevent duplication of efforts.
- The American Red Cross, Santa Clara Valley Chapter, has a Homeless Assistance and Prevention Program, which operates as part of the EAN.
- Catholic Charities provide rent, emergency funds and move-in costs for Shared Housing Program participants.

- The Emergency Housing Consortium (EHC), in partnership with the City of San Jose Department of Housing and Sacred Heart Community Services, provides direct financial assistance, free supplies including furniture, and other support services.
- The Independent Living Program provides assistance with rent and security deposits, as well as move-in and emergency funds.
- InnVision/Urban Ministry, as the EAN provider for the North County, provides rental and utility assistance, and emergency funds to families and individuals.
- Sacred Heart Community Service provides assistance with rent, security deposit and emergency funds.
- The Salvation Army provides rental assistance and security deposit funds.
- The San Jose First Community Services provides assistance with rent, security deposit and emergency funds.
- The Santa Clara County Social Services Agency, CalWORKS (California's TANF¹⁰ program), provides rental assistance and security deposit and move-in costs.
- Second Start provides emergency assistance with rent/rental deposits, clothing, food, and transportation.
- St. Joseph Cathedral Office of Social Ministry provides food, job search, medical care, information and referral.
- St. Joseph Family Center provides rental assistance funds.

Information and Referral to Prevention Services and Available Housing

- The City of Mountain View Community Development Department maintains a listing of subsidized housing (in English and Spanish) with contact information and makes this listing available on its web site and by mail/fax to persons looking for subsidized housing. A Housing Handbook (in English and Spanish) detailing the affordable housing programs and short term shelter options available to Mountain View residents is also provided free of charge to interested parties.
- The City of Mountain View Outreach Workers go out into the community and provide information about housing programs and homeless prevention services, to non-English speaking persons and assist individuals to obtain and complete applications for services and housing.
- The Community Services Agency of Mountain View and Los Altos provides a number of homeless prevention services, including information and referral to other programs.
- The Safe Place Program has bilingual staff that goes out into the community at places where youth congregate in order to provide information and referrals to at-risk, homeless or runaways.
- The Mountain View Police Department provides local homeless persons with referrals to the Housing First Program so that they can be placed in housing and provided case management and other support services.

¹⁰ Temporary Assistance to Needy Families, the federal government's primary financial assistance program for needy families.

- Community Technology Alliance's searchable, online directory of all health and human services in Santa Clara County, www.HelpSCC.org, directs those needing assistance to the available services.
- Community Technology Alliance's www.HousingSCC.org web site (for Santa Clara County) is a collaborative project with Housing for Independent People, and offers online information about subsidized housing, searchable by waiting list status, services and amenities on site and unit size.
- The weekly Housing Listing, a collaborative project of Community Technology Alliance and the Housing Authority of the County of Santa Clara, offers information about rental units available to Section 8 participants.
- Community Technology Alliance's Shelter Bed Hotline (1-800-7SHELTER) gives callers information about emergency shelter in the nine Bay Area Counties. County callers can hear information in English and Spanish, and, for most shelters, can talk directly to shelter staff to inquire about bed availability without incurring toll charges.
- The Santa Clara Valley Health and Hospital System's Gateway provides a toll-free number (1-800-704-0900) that people may call to enter an alcohol or drug detoxification program.
- A collaborative of homeless-targeted and mainstream food providers have published and disseminated a fold-out, color brochure setting forth in easy-to-follow format food/nutrition opportunities for homeless people in the area. Many families are faced with choosing between purchasing food and paying for rent.
- Santa Clara Adult Education provides extensive referral and information services during regular business hours.

Preventing Evictions and Job Loss

- The City of Mountain View Mediation Program provides mediation, counseling regarding State law requirements, and information/referral services to assist persons threatened with eviction.
- The Mental Health Advocacy Project (MHAP) provides information and referrals and free legal representation to individuals with mental health or developmental disabilities who are facing eviction or termination from housing programs like Section 8 or Shelter Plus Care. MHAP works to educate clients and service providers, to prevent homelessness, and to promote fair housing through its extensive outreach, training and client advocacy.
- Legal Aid of Santa Clara County provides eviction defense and advice on fair housing, employment rights and conflict resolution.
- The East San Jose Community Law Center of Santa Clara Law School provides educational materials and workshops on employment rights for Welfare-to-Work participants and County social service agency staff.
- Emergency Housing Consortium's Homeless Services staff provides fair housing assistance and tenant advocacy.
- Community Technology Alliance's www.HousingSCC.org website gives information about tenant rights and responsibilities to help prevent eviction.

- Housing First, a collaborative of Emergency Housing Consortium, InnVision and the Housing Authority of the County of Santa Clara, provides home-based case management for families at risk of homelessness. The case managers and housing specialist work with the families and the landlord to prevent eviction and to encourage stabilization.

Preventing Discharge into Homelessness

- The Providing Assistance with Linkages to Services (PALS) program provides assessment, treatment and discharge planning to persons with mental illness who are incarcerated, and housing assistance and supportive services upon release.
- The Santa Clara County Valley Health and Hospital System's Mental Health Department has a 24-hour unit that works with acute psychiatric hospitals, long-term psychiatric facilities, and State hospitals that serve County residents to ensure that individuals are not discharged from those institutions to the streets. Department case managers work with clients well before the date of discharge. Strategies include calling relatives to see if they can provide housing for the client. All board and care homes are contacted for possible placement. Supplemental money is used to provide motel rooms until permanent placement can be found.
- InnVision works closely with the County's Department of Alcohol and Drug Services to link transitional housing beds with individuals actively engaged in a treatment program.
- Foster Care has a Life Skills program which works with youth who are one year away from leaving foster care. This program provides help with identifying appropriate housing, how to manage finances, how to access medical services and how to access higher education and/or training where appropriate.
- The County's Social Services Agency sponsors six Independent Living Program service sites, enabling it to assist eligible youth to achieve self-sufficiency prior to and after leaving the foster care system.
- The County Valley Medical Center's case managers work with patients who are about to be dismissed. The goal is to identify stable housing and to follow up with medical care when appropriate. The case managers work with family members and agencies in the community to identify programs that match the needs of the patients.
- The Hospital Council of Northern and Central California (HCNCC) has a countywide intensive case management program for frequent user patients of hospital emergency departments in Santa Clara County. This is a collaborative project among County and non-profit agencies and County hospitals to eliminate unnecessary use of emergency departments and reduce avoidable hospitalizations. The project partners include a number of hospitals and medical centers, and the County's Office of Affordable Housing, Department of Alcohol and Drug Services, Department of Mental Health, and Social Services Agency.
- The Adult Dual Diagnosis Treatment Drug Court provides substance abuse treatment for substance abusing adults who are charged in adult criminal courts and might otherwise be sentenced to jail. The court is designed to target effective treatment services to break the cycle of criminal behavior, alcohol or drug abuse, and incarceration by funding alcohol and drug treatment and additional services that support substance abuse treatment.
- The www.HousingSCC.org website enables staff at medical and correctional facilities, as well as the clients they serve, to search for and obtain low-income housing prior to client discharge. Searches can be performed based on a combination of criteria such as income, wait list status, unit size, number in family and supportive services offered. Search results contain pertinent information on each property, such as

location, application procedure, average time on wait list, size of units available, rent amount and deposit requirements.

- The Santa Clara County Superior Court's Mental Health Court brings together the Superior Court, the criminal justice system, the mental health system, the drug and alcohol system, and community treatment to reach defendants with pending criminal cases who are mentally ill, often with co-occurring disorders that relate to mental illness and substance abuse, and to release them from jail into community treatment consistent with public safety. The entire focus of the court is treatment and successful re-entry into the community. InnVision works closely with the Superior Court to assist with direct placement into reserved mental health beds at Julian Street Inn.
- The County Superior Court established the nation's first Juvenile Mental Health Court in 2001, thus increasing effectiveness of community mental health treatment for juvenile offenders who are accused of less serious offenses. Many youth with serious mental illness have had a protracted involvement with the juvenile justice system. Through early identification of available resources for those youth suffering from developmental disabilities, organic brain syndromes, and brain conditions with a genetic component, the goal of effective juvenile rehabilitation and community safety is addressed, as well as expediting the processing within the juvenile justice system for youth with serious mental illness.
- Working in partnership with the HCNCC, as a member of the Silicon Valley Health Coalition, InnVision assists hospital case managers with direct placement into beds at Montgomery Street Inn and Commercial Street Inn.

Transitional Housing/Post-Graduation/After-Care

- InnVision The Way Home, in partnership with the Community Services Agency of Mountain View and Los Altos, operates a transitional house in Mountain View that provides housing for up to six previously homeless persons, in order to assist them in making the transition to permanent housing.
- Emergency Housing Consortium provides after-care case management to formerly homeless clients who have moved to permanent housing to help prevent a return to homelessness during the precarious first year of independence.
- The Concern for the Poor's San Jose Family Shelter employs a full-time after-care case manager to work with homeless clients.
- St. Joseph's The Worker House provides men, women and children six-months of after-care case management, including securing furniture and household needs.
- Health Connections provides transitional housing with case management support to facilitate the successful transition to and ongoing success in permanent housing for HIV+ individuals.

Preserving Housing Affordable to Extremely Low- and Very Low-Income Households

- The City of Mountain View uses its CDBG and HOME funds to fund rehabilitation needs at affordable housing developments in order to extend the useful life of these properties and prevent the loss of affordable housing.

- The City of Mountain View has a multi-family inspection program, which inspects rental properties in the City to ensure that health, and safety code requirements are met and that properties are maintained in good condition.
- The City of Mountain View Community Development Department staff conducts annual monitoring of the City's affordable housing stock in order to ensure that housing units continue to be rented at affordable rents to lower income households.

Proposed Housing Information and Assistance Programs

The proposed Life Skills, Mentoring and Aftercare Project (LifeMAP) will match 30 participants with mentors and will provide counseling and transitional support for up to 120 women exiting the Women's Correctional Facility each year. The program will benefit the participants by reducing their re-entry into the criminal justice system and by providing them with post-custody support and guidance to enable them to become productive, self-sufficient members of our community.

The Bill Wilson Center's proposed Transitional Housing Program for youth will provide post-graduate rental subsidies. This will ensure that clients who transition into permanent housing will be able to maintain that housing. The Deputy County Executive has convened a working group to coordinate a countywide discharge planning system. Homeless prevention services are anticipated. In October 2003, the Board of Supervisors approved \$500,000 to fund mental health aftercare services through the PALS Program to address the "critical needs of mental health clients exiting the Criminal Justice System."

Outreach Programs

The point of entry to the County's Continuum of Care system for the homeless is often through outreach, which actively targets homeless people on the streets or in encampments, especially those who do not seek services on their own. Initial contact may also take place at many other points along the Continuum of Care. Key elements include street outreach workers on foot and in mobile teams who are part of Health Care for the Homeless, or a service provider program. Local law enforcement officials work with homeless program staff to identify and assist those in need of services. Because there are large numbers of both rural and urban homeless people in Santa Clara County, a variety of outreach methods are required. Thus, outreach occurs through shelter day centers, a safe haven for the homeless mentally ill, and through mobile outreach workers who work on the streets.

The infrastructure for this communication system exists through Community Technology Alliance, a non-profit service provider and a lead agency of the Bay Area Regional Initiative. A toll-free shelter bed hotline (1-800-7SHELTER) provides information about shelter in the nine Bay Area Counties. County callers can hear information in Spanish or English, and in most cases speak directly to shelter staff for accurate information about current bed availability. The Community VoiceMail system provides telephone capability directly to the homeless or near-homeless, enabling them to attain housing and job information to increase their independence, self-esteem, and self-determination.

Outreach programs in Santa Clara County are grouped in the following subcategories: 1) all persons, 2) chronically homeless, 3) veterans, 4) seriously mentally ill, 5) substance abusers, 6) persons with HIV/AIDS, 7) domestic violence victims, 8) youth, and 9) seniors. Street outreach programs and proposed programs are also described.

Outreach to All

- The Community Services Agency (CSA) of Mountain View and Los Altos conducts outreach by working with local Police Departments and other social service agencies so that homeless persons are directed to the appropriate agency for assistance. CSA also conducts outreach in the community through distribution of brochures and through community presentations.

- The Clara Mateo Alliance outreaches through networking with all County non-profits serving homeless people, and by advocacy and education in the community.
- The Mountain View Police Department secures transportation for homeless people who need to get to services.
- www.HelpSCC.org, an Internet-based directory of up-to-date, accurate information about County health and human services, allows staff at agencies and populations at risk to find the services they need.
- www.HousingSCC.org web site provides online information about subsidized housing searchable by wait list status, services, amenities and population served (i.e. veterans, seniors, people with HIV/AIDS, etc.) .
- The Mental Health Advocacy Project performs regular outreach at homeless shelters, Grace Baptist Community Center and County mental health offices to educate homeless individuals about their rights and to provide referrals and advocacy..
- The Homeless Care Force, a private organization based in Sunnyvale, has a Mobile Food and Clothing for the Homeless program that delivers meals and clothing to where the homeless live. Many of these homeless persons are not otherwise engaged in the Continuum of Care. Through this contact, the program has been able to engage and then successfully refer many homeless persons to Continuum of Care service and housing providers.
- InnVision's Urban Ministry of Palo Alto and Community Inns (San Jose rotating church shelter program) outreaches to all subpopulations through communication and referral with other social service agencies, churches and synagogues, and through County mental health workers.
- Contact Cares, a program of the Bill Wilson Center, provides telephone crisis line training for volunteers to "listen bigger and better," to empathize, be congruent, set limits and caringly confront.
- The Santa Clara Unified School District, Santa Clara Adult Education's Career Advantage Retraining and Placement (CARP) program outreaches to all sub-populations of homeless persons through its eight instructors currently teaching/advising at multiple shelter sites throughout the County. The teachers describe the CARP programs to the shelter clients, and distribute written publications concerning the program. In addition, mailers are sent to shelter staff so that they also are aware of the offering and can refer clients.

Outreach to Veterans

- The Clara Mateo Alliance, located at the Veterans Administration (VA) building in Menlo Park, conducts specific outreach to all of the VA programs and has special referral systems with some of the programs (e.g., the VA Emergency Room) so that veterans can be referred for an instant bed at the Clara Mateo shelter.
- The County's Social Services Agency's Veterans Services program outreaches to veterans who may be qualified for mainstream benefits.
- The County's Shelter Plus Care Program regularly conducts trainings for Veterans Association case managers concerning the housing and services available through that program so that those case managers can outreach to and properly identify and refer clients to the Shelter Plus Care program.

- The www.HelpSCC.org on-line information and referral system identifies veteran services through a quick search icon.
- Second Start outreaches to homeless veterans, specifically targeting chronically homeless veterans, by canvassing areas frequented by this population, including city streets.
- InnVision and Emergency Housing Consortium link their clients who are veterans with resources through liaisons with the VA, Order of the Purple Heart and the Downtown Veterans Center.
- The Mental Health Advocacy Project, which provides information and referral and free legal representation to individuals with mental health or development disabilities, regularly outreaches at the VA and homeless shelters.
- The VA Palo Alto Health Care System has identified outreach to homeless veterans as one of its "special emphasis" priority issues in its strategic plan and tracks its success in meeting that goal in a strategic plan report card. It participated in the community's application for funding under the Collaborative Initiative to End Chronic Homelessness, which was jointly funded by HUD, the VA and the Department of Health and Human Services (HHS).
- Beginning April 2004, the Emergency Housing Consortium (EHC), in partnership with the VA Homeless Coordinator, offered veteran-specific services at the Homeless Services Center at Markham Terrace on Tuesdays and Thursdays each week. The VA sends staff for eligibility determination and enrollment in the VA system. EHC provides transportation to all veterans within the EHC system to the service center on those days. In addition, EHC publicizes the availability to all veterans through communication with other veteran service providers and non-profit providers who serve veterans.

Outreach to Seriously Mentally Ill

- The Santa Clara County Shelter Plus Care program conducts trainings for case managers at shelters which serve the mentally ill, so that case managers will outreach to, and appropriately identify and refer clients to, the Shelter Plus Care program.
- InnVision's Julian Street Inn, the only facility of its type in Northern California, provides a day rehabilitation program for homeless individuals with serious mental illness. The emergency shelter beds at this facility are reserved for homeless seriously mentally ill individuals. The Safe Haven program provides a sanctuary to seriously mentally ill individuals who are not yet enrolled in programs to obtain benefits. Outreach efforts also occur at the Julian Street Inn.
- The www.HelpSCC.org on-line information and referral system identifies mental health services through a quick search icon.
- Through Community Technology Alliance, clients at InnVision's Safe Haven Program at, Julian Street Inn, are offered Community VoiceMail.
- Second Start collaborates with the Emergency Housing Consortium (EHC) to provide on-site services to chronically homeless seriously mentally ill people at EHC's Borregas Court facility. Second Start also outreaches to homeless mentally ill persons, specifically targeting the chronically homeless, through canvasses of areas frequented by this population, including street canvassing.
- The Emergency Housing Consortium (EHC) provides information through pamphlets and brochures targeted to homeless and chronically homeless people with serious mental illnesses. This information is

distributed through the Office of Empowerment and at the Self-Help Centers and Community Center. EHC also outreaches and provides 24 units of permanent supportive housing to single adults with serious mental illness at Borregas Court, and provides 20 subsidized units of SRO housing to people with disabilities (mostly seriously mentally ill and dual diagnosis) at the newly constructed Markham Plaza. Through a grant from HUD, EHC outreaches to and provides supportive services to those with serious mental illness/multiple diagnoses, including meals, peer social groups, and other supports, at the Community Center of Markham Plaza. This program replicates the successful model piloted (and still running) at the 95-unit Markham Terrace in San Jose.

- The Mental Health Advocacy Project, which provides information and referral and free legal representation to individuals with mental health or development disabilities, regularly outreaches at Grace Baptist Community Center, homeless shelters, licensed residential care facilities and unlicensed group homes. The Project provides training to mental health service providers, board and care operators, shelter staff, and Welfare to Work program participants.
- The County Department of Mental Health's Office of Client Empowerment provides mental health consumer support at homeless service providers' sites.
- St. Joseph Cathedral provides street outreach every Wednesday and Saturday.
- The Gardner Family Health Network provides outreach through its medical services mobile van, which is strategically located throughout Santa Clara County at shelters, community centers, day centers, parks and other sites where street-based homeless are known to congregate.

Outreach to Substance Abusers

- The Santa Clara County Shelter Plus Care program works closely with the County's Department of Alcohol and Drug Services to outreach to, identify and refer clients into the Shelter Plus Care program.
- The www.HelpSCC.org on-line information and referral system identifies substance abuse services by a quick search icon.
- Second Start collaborates with and provides on-site services to homeless people with substance abuse issues at the Emergency Housing Consortium's Reception Center and Fifth Street facilities.
- The Housing Policy and Homeless Division of the City of San Jose Housing Department outreaches to homeless persons with substance abuse issues through distribution of a pocket-sized resource list, which includes a category for "Recovery Programs" directed to homeless and at-risk persons with mental illness. The Division, in partnership with the Emergency Housing Consortium, outreaches to homeless persons with substance abuse issues by regularly canvassing the streets, creeks and underpasses of the City, where chronically homeless persons live who are not engaged in the Continuum of Care system.
- The San Jose First Community Services outreaches to homeless persons with substance abuse problems by advertising its 12-step programs.
- InnVision provides a clean and sober living environment to homeless individuals seeking shelter and recovery. Each of its programs has substance abuse supports to help clients retain sobriety. InnVision works closely with the County's Drug and Alcohol Department to link transitional housing beds with individuals actively engaged in a treatment program. InnVision operates a Safe Haven, and last year received funding to create a new permanent housing Safe Haven for disabled women.

- Each of the Emergency Housing Consortium's (EHC) programs has substance abuse supports to help clients retain sobriety. The EHC provides shelter, transitional housing and permanent supportive housing to clients seeking shelter/housing and recovery.
- St. Joseph Cathedral provides street outreach every Wednesday and Saturday. St. Joseph Cathedral's Office of Social Ministry contracts with Gardner Family Health Care to provide on-site substance abuse services to the homeless through the Cathedral's drop-in office. Health realization classes are provided at the Women's Worker House through the County's Drug and Alcohol Department.
- St. Joseph's Family Center outreaches to clients with substance abuse issues through the formation of support groups, workshops on dealing with substance abuse issues, and referral of clients to substance abuse treatment programs.
- The Mental Health Advocacy Project, which provides information, referral and free legal representation to individuals with mental health or development disabilities, regularly outreaches at the Needle Exchange and at homeless shelters serving homeless people with substance abuse issues.
- Pathway Society, Inc. outreaches to and provides substance abuse treatment and prevention services to youth.
- The Gardner Family Health Network provides outreach through its medical services mobile van, which is strategically located throughout Santa Clara County at shelters, community centers, day centers, parks and other sites where street-based homeless are known to congregate.

Outreach to Persons with HIV/AIDS

- The County's Shelter Plus Care Program works with Health Connections to link persons disabled by HIV/AIDS to Shelter Plus Care housing and services.
- The Ryan White Program and Health Connections sponsor an AIDS Outreach Project.
- Outreach organizations refer HIV/AIDS diagnosed patients to the Health Connections AIDS Project for assessment and referral.
- Second Start outreaches to homeless persons with HIV/AIDS through canvasses of areas frequented by this population, including street canvassing.
- The Emergency Housing Consortium (EHC) provides information through pamphlets and brochures targeted to homeless and chronically homeless people with HIV/AIDS. This information is distributed through the Office of Empowerment and at the Self-Help Centers and Community Center. EHC also provides targeted street outreach to homeless adults, including sex workers, women with sexually transmitted diseases and women with high-risk partners, on the street, parks or other neighborhood sites throughout Santa Clara County where the target population is known to congregate and/or conduct high-risk activities.
- The San Jose First Community Services clients are served by Gardner Family Health Network and County Public Health Department vans offering HIV/AIDS testing.
- Clients at InnVision's Cecil White Center, Georgia Travis Center, and Urban Ministry receive on-site medical support through Gardner Family Health Network and Kaiser Health Foundation, including care for HIV/AIDS. InnVision also works closely with the County's mobile AIDS Van to provide on-site testing and counseling.

and Economic and Social Opportunities to provide education and referral services to HIV/AIDS at-risk individuals.

- The Mental Health Advocacy Project, which provides information, referral and free legal representation to individuals with mental health or development disabilities, regularly outreaches at Needle Exchange, homeless shelters and transitional housing programs serving homeless people with HIV/AIDS.
- Through Community Technology Alliance, Community VoiceMail is provided to clients of AIDS Legal Services and Health Connections.

Outreach to Domestic Violence Victims

- Support Network for Battered Women (based in Mountain View), Asian Americans for Community Involvement, Community Solutions, and Next Door Solutions to Domestic Violence specifically outreach to homeless women who have been the victims of domestic violence.
- The www.HelpSCC.org on-line information and referral system identifies services for domestic violence clients through a quick search icon.
- Second Start, through the Second Start Neighborhood Self-Sufficiency Center and in collaboration with CalWORKS, outreaches to homeless persons who have been victims of domestic violence.
- The Emergency Housing Consortium provides information through pamphlets and brochures targeted to homeless and chronically homeless people who are victims of domestic violence. This information is distributed through the Office of Empowerment and at the Self-Help Centers and Community Center.
- InnVision's program, which serves women and children, includes domestic violence prevention workshops as part of the curriculum. InnVision also has opened two HomeSafe facilities (one in Santa Clara and one in San Jose) that provide transitional housing designed specifically for survivors of domestic violence..
- The Mental Health Advocacy Project, which provides information, referral and free legal representation to individuals with mental health or development disabilities, regularly outreaches at homeless shelters and transitional housing programs which serve victims of domestic violence.
- St. Joseph's Family Center outreaches to clients who are victims of domestic violence through women's, men's and couple support groups, and by reserving some of its beds for families that have fallen victim to domestic violence.
- Next Door Solutions to Domestic Violence maintains a full-time advocate, located at the CalWORKS office, to assist homeless battered women who are seeking welfare. Clients are offered housing within the HomeSafe transitional housing system. In addition, the local domestic violence agencies work with the County CalWORKS staff to provide training on how to provide services sensitive to needs of battered women.
- Battered women who are seeking welfare are referred by the County's Social Services Agency to the Support Network for Battered Women for services such as counseling, legal support and emergency shelter. In addition, the Support Network and other local domestic violence agencies have worked with the County CalWORKS staff to provide training on how to provide services sensitive to battered women. Many welfare workers have attended the Support Network's 40-hour volunteer training.

- Catholic Charities, through a Memorandum of Understanding to receive referrals from Next Door Solutions to Domestic Violence, helps find shared housing for survivors of domestic violence who are single or single parents with small children.
- Through Community Technology Alliance, Community VoiceMail is offered to clients of InnVision's HomeSafe/Next Door Santa Clara and HomeSafe San Jose, which specifically target homeless domestic violence clients.

Outreach to Youth

- The Homeless Youth Network's six agencies (Alum Rock Counseling Services, Bill Wilson Center, Community Solutions, Emergency Housing Consortium, Legal Advocates for Children and Youth, and Social Advocates for Youth) outreach to the homeless youth of Santa Clara County and are undertaking to evaluate the adequacy of existing outreach efforts and respond accordingly.
- CasaSAY, a shelter for homeless/runaway youth in Mountain View, provides short-term shelter and counseling to homeless youth. CasaSAY is part of the Safe Place Program, which operates in Mountain View and provides community outreach to homeless and at-risk youth.
- Unity Care Group outreaches to youth, who are homeless after discharge from mainstream institutions such as foster care, group homes and the juvenile justice system, to provide services and transitional housing.
- The Bill Wilson Center outreaches to homeless youth through bilingual outreach workers who go out into the community on a daily basis, at varying hours to places where youth "hang out," and distribute literature on health/education issues and resources available. They encourage homeless/runaway youth to come to the Bill Wilson Drop-In Center for a safe place and for services.
- Emergency Housing Consortium's Our House has a Street Outreach team that provides street-based supportive services, information and referral to runaway, abandoned and street-based youth four weeknights and one weekend night. It also provides a Drop-In Service Center, 10 beds of emergency shelter, and a 12-bed transitional living program for youth who are ready to move on to stability and independence.
- The Shelter Bed Hotline (1-800-7SHELTER) lists emergency shelters for youth.
- Through Community Technology Alliance, Community VoiceMail is offered to clients of the Bill Wilson Drop-In Center and Social Advocates for Youth, which specifically target homeless youth clients.
- The www.HelpSCC.org on-line information and referral system identifies services for youth through a quick search icon.
- Second Start outreaches to the homeless youth through its outreach programs (including Pine Hill School), at shelter facilities and group homes, in collaboration with government agencies, and through street canvassing.
- Pathway Society, Inc. outreaches and provides substance abuse treatment and prevention services to youth.
- The Mexican American Community Services Agency (MACSA) operates three youth centers and outreaches to and engages youth in the Continuum of Care.

- Lucile Packard Children's Hospital Mobile Medical Van provides medical care and mental health treatment for runaway and homeless youth at the Bill Wilson Center and EMERGENCY HOUSING CONSORTIUM'S Our House Youth Shelter and Drop-In Day Services Center.
- Santa Clara Unified School District provides outreach to children of homeless and near-homeless families to assure their attendance at school. The District also provides career training and retraining for homeless individuals and serves about 500 individuals each year.

Outreach to Seniors

- The Community Services Agency of Mountain View and Los Altos outreaches to at-risk seniors by distributing information to agencies that works with seniors, making community presentations and distributing brochures. The Agency operates a Senior Case Management Program, volunteer chore service program, and a senior nutrition program.
- The City of Mountain View Community Development Department, outreaches to at-risk seniors through distribution of a Subsidized Housing Referral List of affordable rental units and distribution of a Housing Handbook which includes sections on housing and services for seniors.
- The City of Mountain View Outreach Workers distribute information and/or make presentations at community events, local churches, grocery stores, etc. to inform non-English speaking seniors and other residents about the services available to them.
- A number of agencies provide services to at-risk seniors and carry out outreach to this population group. Some of the services include free bags of food from Second Harvest Food Bank, legal assistance from Senior Adults Legal Assistance and hot noontime meals at the Mountain View Senior Center. Brochures and presentations to senior groups and agencies that work with seniors are the primary means of reaching out to seniors.
- Mexican American Community Services Agency operates an Adult Day Health Care Senior Center and outreaches to and engages seniors in the Continuum of Care system.
- Community Technology Alliance's www.HelpSCC.org website (provides information on senior services, as well as mainstream services available to seniors).
- InnVision's Georgia Travis Center operates daytime Senior Drop-In Center that provides information and referral assistance, meals, showers, safe haven, and case management to this at-risk population.
- Next Door Solutions to Domestic Violence, through its specially designed program to serve older victims of domestic violence, provides outreach and housing (through HomeSafe) to older homeless victims.

Street Outreach

- Currently, mobile services and street outreach is provided through Health Care for the Homeless, InnVision's Safe Haven and Urban Ministry Drop-In Center, Emergency Housing Consortium's Youth Shelter Outreach, Bill Wilson Center's outreach workers to youth, Alliance for Community Care, a group of volunteers called the River Rats who outreach along the River, and the Police Departments of San Jose, Mountain View, Palo Alto and Los Altos.
- Frequent walking assessments are conducted by both the City of San Jose and a representative of the County of Santa Clara's Homeless Coordinators with the participation of local police departments, in order to

locate the "invisible homeless" who may be encountered camping along the numerous creeks or parks that network the county, or who may be living in their cars or makeshift dwellings located in agricultural areas.

Proposed Outreach Programs

San Antonio Place, a 120-unit affordable efficiency studios housing development in Mountain View is expected to be completed in December 2005. Charities Housing, the project developer, will carry out an extensive outreach program which will include partnering with other agencies such as Alliance for Community Care, Health Connections and Next Door, to carry out outreach to special needs groups such as seniors and disabled persons.

The City of Mountain View Community Development Department will be carrying out bi-annual advertising in local newspapers and publications, to inform the public about affordable housing opportunities.

The Northern Santa Clara County and Southern San Mateo County "Off the Streets Team" has designed and is seeking funding for a multi-disciplinary street outreach team to provide immediate services to and engage chronically homeless people in the Continuum of Care, especially links to Santa Clara County's planned Housing First permanent housing project.

Funded by a grant from the Schwab Foundation, Emergency Housing Consortium is the lead agency for a consortia of providers that includes InnVision and the Housing Authority of the County of Santa Clara to develop a "Housing First" approach to the development of housing and services for families, and with another grant from the Schwab Foundation is looking at adopting a "Housing First" approach for single adults. These approaches include targeted outreach to chronically homeless people with the goal of placing homeless persons in housing first and following up with support services.

Emergency Housing Consortium, working with Contact Cares of Santa Clara County, is training mental health consumers/peers to be telephone counselors on a consumer-run "Warm Line" (not open 24 hours like a "hot line", but as staffing allows). This phone line will provide caring telephone support and information and referral to people with severe mental illness who want to speak with a peer, not a professional. The Warm Line is scheduled to open in August, 2003.

Supportive Services

For many homeless people, a key to surviving without housing, as well as to accessing housing, is the supportive services provided by the Continuum of Care system. A term that covers a wide range of activities, from transportation to health care, supportive services are provided by most agencies, and received by the vast majority of clients.

A variety of services are in place to support homeless persons and families. These include case management, food, alcohol and drug treatment, mental health services, services for veterans, legal services, and employment and training services. These services are provided by most emergency shelters. All transitional housing and permanent supportive housing programs offer supportive services that stabilize tenancy and foster self-sufficiency. Homeless persons access and receive assistance directly by agency staff for programs listed in this section. Agencies providing these services share information and learn about other agencies through participation in a Collaborative that holds forums and meetings and updates members on legislative and funding issues.

Programs in Santa Clara County that provide supportive services are grouped in the following subcategories: 1) Drop-In Centers, 2) Case Management, 3) Life Skills, 4) Alcohol and Drug Abuse Treatment, 5) Mental Health Treatment/Counseling Support, 6) AIDS-Related Treatment, 7) Non-AIDS-Related Treatment, 8) Education, 9)

Employment Assistance, 10) Child Care/Children's Programs/Parenting, 11) Transportation, 12) Food and Other Basic Services, 13) Legal Rights/Benefits Advocacy, and 14) Other Supportive Services. Proposed programs are also described.

Drop-In Centers

- The Bill Wilson Drop-In Center and EMERGENCY HOUSING CONSORTIUM'S Our House Youth Drop-in Service Center, located in downtown San Jose, provide services to homeless, runaway and street youth ages 13-21. Services include basic needs, individual and group counseling, HIV/AIDS prevention, housing assistance, pre-employment training, job counseling, job placement services, legal services and health care.
- Emergency Housing Consortium's Reception Center provides access to health care and social services, hot meals, educational support and recreation areas.
- Emergency Housing Consortium's Markham Terrace opened a drop-in Community Center that houses the City of San Jose's services to homeless individuals. Some of the available services include health services and a Dual Diagnosis Recovery Support group. EMERGENCY HOUSING CONSORTIUM'S Homeless Services Center at Markham Terrace provides access to meals, financial assistance, housing and job location, and other kinds of assistance.
- Emergency Housing Consortium's Our House in downtown San Jose provides a drop-in day services center for runaway and homeless youth, ages 11-21.
- InnVision's recently renovated Georgia Travis Center meets the special needs of homeless women and children who seek respite from the streets during the day. The center meets such needs as showers, laundry facilities, breakfast and lunch, hygiene supplies, lockers, health care, case management, and information and referral to other community services. Women participate in self-help workshops, while children play in the indoor and outdoor play areas. Clients also have access to a computer lab.
- InnVision's Cecil White Center is a day program that provides basic human services to the general homeless population: a clothes closet, medical care, showers, and a hot evening meal. Participants also have access to case management, alcohol and drug counseling, housing and employment assistance, legal aid, a message center, telephone and mailbox, as well as referrals to other agencies.
- InnVision's Safe Haven provides individualized day services, including life skill instruction, case management, and other group and individual activities.
- InnVision's Urban Ministry drop-in center provides case management, meals, medical services, money management, rental and utility assistance, transportation assistance, and linkages to food and shelter.
- St. Vincent de Paul Society, at three locations in northern, central and southern Santa Clara County, provides clothing, vouchers, emergency financial assistance, food, furniture, household items, information and referral, counseling and education.
- InnVision's Urban Ministry of Palo Alto has a drop-in center that offers case management, transportation assistance, meals, and linkages to shelter.
- Santa Clara Adult Education is available to assist drop-in clients with case management, employment assistance, education and training, and referrals to housing, social services, meals, and health care. It has

on-line computers and a clothes closet for job interviews. Telephone, copier and fax services are also available.

- MACSA operates an Adult Day Health Care Senior Center and three youth centers in Alviso, Morgan Hill and Gilroy.
- St. Joseph Cathedral's Office of Social Ministry drop-in center provides a mailing address, telephone service, medical care, substance abuse services, food, and job search information and referral.

Case Management

- The Community Services Agency of Mountain View and Los Altos offers intensive case management, information and referrals, financial assistance, life and job skills training, and food and clothing assistance.
- Every homeless housing provider in the County's Continuum of Care, except for temporary shelters, provides clients with case management services.
- Community Technology Alliance offers technological tools that allow service providers and shelter staff to better concentrate on assisting clients without duplication of technology or effort. Tools provided are Community VoiceMail, the Shelter Bed Hotline, the Section 8 Housing Listing, and a searchable website of all health and human services (www.helpscc.org), a subsidized housing website (www.HousingSCC.org) and the Bay Area Homeless Alliance (www.baha.org). Planned projects include the Homeless Management Information System (HMIS).
- San Jose First Community Services provides holistic case management, including assessment, intake, referral and resources. A job center, life skills classes, and a monthly food basket program are also offered.
- Santa Clara Adult Education case management includes, assessment, goal setting, life skills training, employment assistance and education and training.
- Next Door Solutions to Domestic Violence provides case management to all homeless victims of domestic violence who reside at the HomeSafe locations. All local domestic violence programs provide case management to homeless victims through their emergency shelters.

Life Skills

- InnVision's Urban Ministry of Palo Alto provides homeless people case management, referral, money management, job training, life skills training, transportation, meals, groceries, clothing and other basic services.
- San Jose First Community Services offers a job center, life skills classes and a monthly food basket program.
- Gardner Family Health Network's Family Wellness Classes provides intensive parent education and ongoing support to families enrolled in the Women, Infants and Children (WIC) federal program.
- Emergency Housing Consortium staff in the Homeless Services Center provides life skills training and coaching to clients served in the center.
- InnVision's The Family Place educates mothers to prevent instances of child abuse.

- Santa Clara Adult Education provides life skills training, money management, conflict resolution, communication skills, stress reduction, basic computer skills and budgeting at many local shelters.
- Consumer Credit Counseling Services provides assistance with finances, budgeting and credit issues at homeless service providers' sites.
- Mission College Corporate Education and Training provides information technology classes at homeless service providers' sites.
- City Team Ministries in San Jose provides life skills training, along with English as a Second Language (ESL) and literacy classes.

Alcohol and Drug Abuse Treatment

- The Santa Clara County Department of Alcohol and Drug Services, in partnership with several community-based and County providers, provides assessment, detoxification services, residential treatment, outpatient treatment, dual diagnosis services, methadone/drug-replacement therapies, transitional housing, and prevention services.
- The CalWORKS Community Health Alliance, jointly operated by the County Social Services Agency and the County Department of Alcohol and Drug Services, provides CalWORKS clients and their family members with substance abuse individual and family counseling, substance abuse treatment, case management, parenting classes and support groups.
- The Salvation Army Adult Rehabilitation Center provides a six-month residential rehabilitation program for men suffering from chemical dependence.
- Catholic Charities provides case management, addiction/dual diagnosis services, support groups, medication assessment and support, and individual, group and family outpatient therapy.
- Alcoholic Anonymous and Narcotics Anonymous conducts substance abuse workshops at homeless service providers' sites.
- City Team Ministries in San Jose operates a nine- to 24-month Recovery Program for homeless men including a learning center, career employment services, health and dental clinic and personal counseling.
- Pathway Society, Inc., outreaches to and provides substance abuse treatment and prevention services to youth.

Mental Health Treatment/Counseling Support

- The Santa Clara Valley Health and Hospital System, Mental Health Department, provides mental health services including crisis intervention and treatment.
- Catholic Charities provides case management, addiction/dual diagnosis services, support groups, medication assessment and support, Department of Rehabilitation mental health employment services, and individual, group and family outpatient therapy.
- The CalWORKS Community Health Alliance, jointly operated by the County Social Services Agency and Santa Clara County Department of Alcohol and Drug Services, provides CalWORKS clients and their family

members with mental health individual and family counseling, case management, parenting classes and support groups.

- ACT for Mental Health, Inc. Interlinks Self-Help Center/Fireside Friendship Club provides mental health services.
- Adult and Older Adult System of Care provides mental health services to adults with a serious mental illness.
- Alliance for Community Care provides mental health and case management services for adults and seniors including psychiatric assessment.
- Alum Rock Counseling Center provides 24-hour multilingual crisis intervention services to troubled, runaway or delinquent teens. It also provides counseling, support groups, victim assistance counseling, and parent education.
- Next Door, Solutions to Domestic Violence's Child Care Integration program provides comprehensive counseling services to the victims of domestic violence and their children.
- Mickey's Place provides children's mental health and counseling services, including services at homeless service providers' sites.
- Julian Street Inn provides semi-supervised emergency shelter/housing for homeless adults with severe mental illness, including meals, clothing, telephone/mail service, and linkages to financial and medical benefits and referrals to mental health service teams.
- Bill Wilson Center's School Outreach Counseling program provides counseling in the Santa Clara Unified School District, addressing issues such as depression, suicidal tendencies, problems at home, poor school performance, drug prevention and sexuality. Part of the program helps recently immigrated Vietnamese youth and their families adjust to their new environment.
- Bridge Counseling Center provides activities for children and youth at homeless service sites and provides mental health services.
- Emergency Housing Consortium's Our House provides mental health clinical counseling and support groups for increasing numbers of runaway and homeless youth who have mental health issues. Emergency Housing Consortium's Boccardo Reception Center and Fifth Street Transitional Housing provide clinical counseling and support groups for homeless single adults.
- The Billy de Frank Center provides support by referral for gay, lesbian or bisexual youth.
- City Team Ministries in San Jose provides sexual abuse recovery and healing counseling to homeless people.
- Next Door (formerly WATCH – Women and Their Children's Housing) is a second-step clinical treatment and transitional housing program for formerly battered women and their children. The program provides up to three years of counseling, subsidized housing and support services to women and their children. The average stay in the program is two years before women and their children move on to permanent housing.

AIDS-Related Treatment

- Health Connections provides nursing and social work case management, as well as benefits counseling, a food basket program and emergency financial assistance to individuals and families living with HIV/AIDS in Santa Clara County. It manages the City of San Jose's federal Housing Opportunities for Persons with AIDS (HOPWA) funds. This organization connects individuals and families with community services and resources that can help make their lives easier. Health Connections maintains a speaker's bureau that conducts education about HIV, including prevention in local schools.
- The Santa Clara Valley Health and Hospital System provides a mobile health van that provides HIV/AIDS testing at the Emergency Housing Consortium's Boccardo Reception Center.
- The Santa Clara County HIV/AIDS Project provides HIV/AIDS education and prevention services at homeless services sites.
- The Santa Clara County Public Health HIV/AIDS Prevention and Control Program (HAP) is charged with managing more than \$8.5 million in federal, state and local funds allocated for the provision of a comprehensive spectrum of services targeting persons at high risk for, infected with and/or affected by HIV/AIDS.

Non-AIDS-Related Treatment

- MayView Community Health Center, with clinics in Mountain View and Palo Alto, provides low-cost medical care for uninsured or underinsured low-income persons in the community.
- RotaCare Bay Area, Inc., provides free medical care on a walk-in basis to migrant, homeless and uninsured persons.
- The Santa Clara Valley Health and Hospital System provides an urgent care and family practice clinic at the Boccardo Reception Center in San Jose.
- The Children's Dental Initiative Mobile Dental Clinic is a dental office on wheels that serves children in need across Santa Clara County.
- Health Care to the Homeless provides case management, health education and primary health care to homeless persons.
- Lucile Packard Children's Hospital operates a mobile health clinic, the Teen Van that provides free, comprehensive health care to homeless or uninsured teens and young adults.
- The Gardner Family Health Network provides primary health and dental care through its mobile outreach van at the armory shelters and other sites throughout Santa Clara County. In addition, the Network has five walk-in clinics located throughout the County.
- Palmer West Chiropractic provides free chiropractic screenings and treatment at homeless services sites.
- Planned Parenthood provides family planning, health education and care at homeless services sites.
- County Public Health Nursing provides prenatal care, well-baby care, immunizations and health education at homeless services sites.

- The Santa Clara Valley Health and Hospital System provides on-site nurse practitioners and wellness visits at homeless services sites, and just received a Section 330 (Healthcare for the Homeless) grant to expand its programs.
- The Tooth Mobile, a non-profit organization based in the City of Santa Clara, travels to homeless service sites and provides free dental care for children.
- Dentists across Santa Clara County provide free dental care to children during special event days called "Dentists with a Heart."

Education

- Santa Clara Adult Education provides education and employment services, including vocational classes, resume writing, job search and English writing skills at many local shelters.
- In a unique partnership with the Andrew and Eva Grove Foundation, Emergency Housing Consortium established Raising Income through Scholarship and Education (RISE), which helps single parents overcome barriers to attaining educational services that will increase their income by providing whatever is needed to help them access needed education and training, including assistance with child care expenses, car repairs, tuition payments, books, etc.
- First 5 Santa Clara County utilizes California tobacco tax funds to promote, support and improve early childhood development programs for prenatal to five-year-old children and their families. First 5 concentrates efforts on school readiness, with an emphasis on quality health care, family support, early care and education, and strong neighborhoods/communities.
- The Gilroy Unified School District's Migrant Education program provides educational services for children of homeless migrant farm workers, including education at homeless service sites.
- The Santa Clara County Library Bookmobile provides library services at homeless service sites.
- The Santa Clara County Office of Education offers a tutoring program for homeless children and employs a Homeless Schools Liaison.
- Gavilan College accepts referrals of homeless people for educational counseling and job training.
- The San Jose Unified School District has a liaison between the homeless children who live in shelters and the San Jose Unified Schools, helping families to understand the school rules and applicable laws, troubleshooting, and providing uniforms and transportation to school.
- Cupertino Community Services offers an in-house Technology Lab with job skills training, in-house ESL classes, and health maintenance workshops.

Employment Assistance

- InnVision's Urban Ministry of Palo Alto, through six different programs, assists homeless people with shelter, case management, referral, money management, job training, life skills training, transportation, meals, groceries, clothing and other basic services.
- Second Start provides clients with vocational and life skills training and job search, placement and retention services.

- Santa Clara Adult Education provides education and employment services, including vocational classes.
- Goodwill of Santa Clara County's Institute for Career Development provides training in office technology and computers, and job placement services.
- The Center for Employment Training (CET), a nonprofit vocational education institute, provides job training and human development for very low-income people, including youth (age 17-21) that have been emancipated out of the foster care system and are homeless. Services are targeted at the highest risk emancipated youth with a combination of barriers to success, such as homelessness, lack of high school diploma and welfare dependence. Youth receive case management, stable housing, vocational skills, employment, a high school diploma and follow-up services to ensure job retention. CET and its collaborative partners provide transitional housing during the training period and three months after so that permanent stable housing can be obtained.
- St. Joseph Cathedral Office of Social Ministry provides job search classes focusing on barriers that prevent a homeless individual from finding employment services, including transportation, California Department of Motor Vehicles ID vouchers, birth certificates, e-mail, voice mail, resumes, one-on-one employment search, and a place to receive mail.
- San Jose First Community Services offers a job center, life skills classes and monthly food basket program.
- In collaboration with San Jose First Community Services, InnVision provides job development assistance and job-related financial assistance at the Montgomery Street Inn.
- The Indochinese Resettlement and Cultural Center's Welfare Hotline Service provides supportive services to individuals to retain employment.
- Catholic Charities Focus for Work provides employment assessments, training, placement, mentoring and retention services that are targeted to adults with disabilities, including dual diagnosis.
- The Santa Clara County Superior Court's "Outreach Court" is a program that helps remove barriers to work and eligibility for CalWORKS and other entitlements. It is held monthly at Emergency Housing Consortium's shelter to provide assistance to homeless people with outstanding criminal misdemeanor warrants.
- Emergency Housing Consortium's Homeless Services staff provides job listings and employment assistance, including practice interviewing, resume writing, and access to computer labs to practice skills. Future planned services include workshops on employment and computer skills.
- The San Jose Job Corps provides employment and housing for homeless people.
- The California Employment Development Department provides job search and placement assistance.
- The Northern California Service League, in collaboration with the California Department of Corrections, provides job training and vocational services to parolees, teaching in an environment that emphasizes the foundation of ongoing recovery from substance abuse.
- The area's two Workforce Investment Act (WIA)¹¹ jurisdictions provide One Stop Center services.
- The Santa Clara University School of Law's East San Jose Community Law Center prepared and made available to homeless providers a brochure outlining the employment rights for youth under age 18.

¹¹ The Workforce Investment Act is federal legislation enacted in 1998 that concerns workforce education, training and employment programs.

- Next Step Center is a nonprofit organization located on the VA grounds in Menlo Park. It is the primary job placement and training agency for military veterans in Santa Clara County. It provides comprehensive employment services to veterans using a "whole person" model approach to vocational rehabilitation, coupled with intensive case management.

Child Care/Children's Programs/Parenting

- Bill Wilson Center's new transitional housing program, provides childcare subsidies to its participants.
- Emergency Housing Consortium's family shelters assumed management of the Santa Clara County Office of Education's "Tooters" Program. School-age children receive tutoring and other educational activities during the evening hours while parents are at skill-building classes or house meetings.
- Choices for Children operates three programs: the Child Care Subsidy Program, the Child Care Food Program and Enhanced Family and Provider Services, including a resource and referral program. The programs offer a full range of information and support for developing, operating and licensing a quality childcare facility, choosing a child care provider, and finding financial and family assistance.
- Girl Scouts and Boy Scouts of Santa Clara County come to homeless service providers' sites to present programs for children and youth.
- Rebekah Children's Services provides support services for homeless families with children with special needs.
- The San Jose Day Nursery, a part of Santa Clara University, provides childcare services for working and student families on limited incomes.
- Go Kids provides child care assistance and is the lead agency in implementing First 5 program in the County's Southeast Region. It oversees the efforts of five other agencies in conducting extensive outreach at libraries, schools, child care centers, and community events, and it provides parenting and other healthy family development and skill-building workshops to families in the South San Jose, Morgan Hill, San Martin and Gilroy areas.
- The Santa Clara/San Benito County Head Start program provides childcare development program with support services and parent involvement programs at homeless service sites.
- Mexican American Community Services Agency makes referrals and provides information, resources and recreation programs for youth.
- The Community Child Care Council of Santa Clara County, the "4C Council," provides childcare resource and referral, childcare payments to providers on behalf of qualified families, and food subsidy payments to family day care providers who provide nutritious meals to children. It also offers child development training classes to support existing and new childcare providers.

Transportation

- The Community Services Agency of Mountain View and Los Altos offers bus passes and flash passes to homeless participants.
- The County's Office of Affordable Housing and the Valley Transportation Authority sponsors the Homeless Transit Pass Program, which provides discount public transit tickets to homeless people, thereby enabling

them to access services, employment and housing opportunities while also increasing the number of public transit riders. This program is administered by case managers at shelters and other homeless service programs.

- InnVision's Urban Ministry of Palo Alto assists homeless people with transportation.
- The City of San Jose, in collaboration with the Valley Transportation Authority, provides bus vouchers.
- The Guaranteed Ride Program offers CalWORKS participants and other homeless individuals up to 60 door-to-door rides to work-related destinations, including job interviews, child care and school. The County's Social Services Agency, the Valley Transportation Authority, and Outreach(a community-based non-profit), co-sponsor this program.
- Outreach and Escort provide transportation assistance to homeless people.
- Emergency Housing Consortium's Boccardo Reception Center operates a free shuttle that stops at the shelters located in or near downtown San Jose and transports homeless people to bus hubs and to mainstream service sites, such as Social Services Agency offices, job training sites, VA Clinic, etc.
- Health Connections provides transportation services to persons with HIV/AIDS.
- Catholic Charities provides their housing clients with no-cost passes usable on all public transportation within the County.

Food and Other Basic Services

- The Community Services Agency of Mountain View and Los Altos provides basic services such as food, clothing, eyeglasses, bus passes, and gas vouchers. It also provides case management, referrals and other services designed to stabilize and improve the lives of its clients. The Agency operates the Alpha Omega Rotating Shelter Program, which uses local churches to provide shelter, food, case management and support services for up to 12 homeless persons.
- The HelpSCC website (www.helpscc.org), the County's comprehensive information and referral database, provides information on agencies that offer food and other basic services, including agency contact information, program descriptions and eligibility requirements.
- InnVision's Urban Ministry of Palo Alto offers a food closet and six hot meals a week.
- The Homeless Care Force provides hot meals, clothing and personal care items throughout the County.
- Sacred Heart Community Service's Community Food Program provides food boxes to families and individuals.
- San Jose First Community Services provides emergency services, including rental and utility assistance, resources and referral, hot meals, food vouchers, 12-step meetings, medical services, hygiene items, free telephone use and mailing addresses for people in transition. It also offers monthly food baskets.
- Cupertino Community Services administers funds provided by various agencies for one-time financial assistance to people with needs in the areas of housing, utilities, health and transportation.
- Sunnyvale Community Services sponsors four food programs.

- A collaborative of homeless-targeted and mainstream food providers have published and disseminated a brochure setting forth, in an easy-to-follow format, all food/nutrition opportunities for homeless people in the area.
- Loaves and Fishes and Martha's Kitchen in San Jose, and the Lord's Table and St. Mary's Church in Gilroy, provide meal and support services.
- The Salvation Army in Gilroy and San Jose provides food and clothing.
- South Hills Community Church provides a variety of basic needs services, including food and emergency financial assistance.
- St. Joseph Cathedral Office of Social Ministry provides food bags, lunch bags, nutrition drinks and hygiene packs.
- St. Steven's Episcopal Church provides food, phone use, and a mail and message center.
- Second Harvest Food Bank provides nutrition education, as well as discounted and free food to Emergency Housing Consortium's mass meal program. In addition, they provide monthly food boxes to each family at each of Emergency Housing Consortium's family shelter sites.
- Catholic Charities Shared Housing Program offers an alternative to homelessness by facilitating home-sharing opportunities for single adults and single parents with one or two children with people willing to share their home with another family.
- The University of California Cooperative Extension provides nutrition education, meal planning and cooking, food budgeting and shopping tips to homeless people at homeless service providers' sites.
- City Team Ministries in San Jose provides hot meals, safe shelter, showers, and clean clothing.
- Health Connections maintains a food basket program, which provides food and nutritional supplements to low-income people with HIV. It also provides home-delivered meals to those who are homebound.
- St. Justin Community Ministry provides food assistance to poor families and individuals. A thrift shop with clothes and other items is available next door from St. Justin. The Ministry serves over 2,000 individuals annually.

Legal Rights/Benefits Advocacy

- Project Sentinel provides free tenant education and information and operates the City of Mountain View Mediation Program, which provides free mediation services for rental housing issues, neighborhood, consumer or workplace issues.
- The Santa Clara Office of Human Relations facilitates a Dispute Resolution Program that handles a wide array of disputes, including landlord/tenant disputes, on a pro bono basis.
- Senior Adults Legal Assistance provides free civil legal services to the elder residents of Mountain View and the other jurisdictions in Santa Clara County.
- The Public Interest Law Foundation of Silicon Valley's Mental Health Advocacy Project provides free legal representation to individuals with mental health or developmental disabilities. Objectives include securing appropriate disability benefits and related insurance coverage, maintaining quality of care received in the

mental health and development disability-related services, obtaining reasonable accommodations to enable persons with disabilities to find housing, and preventing homelessness through the protection of legal rights. Other divisions of the Public Interest Law Foundation provide legal services for children and youth, AIDS patients, and fair housing cases.

- Community Homeless Alliance Ministry works with homeless families and individuals to advocate for housing.
- The Pro Bono Project of Santa Clara County provides legal services to homeless persons. The Project's General Assistance Project provides assistance with benefit applications to those who are eligible for General Assistance.. Its Homeless Advocacy Project provides legal advocates to those who cannot afford housing by staffing legal clinics in homeless shelters.
- Catholic Charities Immigration Legal Services program provides legal services in connection with immigration issues.
- The International Rescue Committee's Citizenship and Immigration Legal Services program provides immigration legal services, including to homeless people.
- Sacred Heart Community Service's "Services to Immigrants" program provides citizenship services, immigration and naturalization assistance, information and referral and legal assistance for seniors.
- Santa Clara University's Legal Assistance for Low-Income Immigrants provides free legal services in immigration, employment, consumer and small business matters for low income persons.
- East San Jose Community Law Center is the lead agency of a nine-agency group which presents workshops and community education materials for CalWORKS participants to increase their awareness of their employment rights, including development of practical ways to resolve employment-related legal issues and maintain employment.
- The Silicon Valley Independent Living Center's (SVILC) Benefits Services Department offers counseling to people who receive SSI and/or SSDI¹² and who are considering returning to work. SVILC is a member of the Tri-County Benefits Planning, Assistance and Outreach (BPA&O) Project, which is funded by the Social Security Administration (SSA). Benefits counselors at SVILC are certified by the SSA, and provide accurate and important information on how change in earnings might affect Social Security and California State benefits. Benefits counselors work with consumers to develop a return-to-work plan that will protect essential benefits during the return-to-work process.
- The Santa Clara County Office of Human Relations coordinates a program to provide free citizenship services to qualified immigrants living in Santa Clara County, in response to the 1996 Welfare Reform Act provisions requiring legal immigrants to become U.S. citizens to retain federal benefits. The Asian Law Alliance has been collaborating with other agencies like Center for Employment Training and Catholic Charities to provide legal consultation and representation to naturalization applicants.
- Legal Assistance for Children and Youth provides legal assistance to runaway and homeless youth for status offenses and other legal issues, as well as assistance with the emancipation process.

¹² Supplemental Security Income (SSI) and Supplemental Security Disability Income (SSDI), the two primary financial assistance programs for non-seniors operated by the U.S. Social Security Administration.

- The HelpSCC website (www.helpscc.org) provides information on how to receive food stamps application assistance. In addition, SSI/SSDI and earned income tax credit application forms and step-by-step instructions are available via the website.

Other Supportive Services

- The Corporation for Supportive Housing provides technical assistance to permanent supportive housing providers and prospective supportive housing developers on the full spectrum of issues related to housing homeless people.
- Working Partnerships is a unique collaboration among labor unions, religious groups, educators and other community-based organizations that crafts innovative solutions to the problems of the New Economy by coupling economic research and policy development with organizing, advocacy and public education.
- The John Stewart Company provides property management services for supportive housing providers.
- The Humane Society of Santa Clara County's Hug-A-Pet sponsors visits by human volunteers and special "ambassadors" and cats to homeless shelters.
- San Jose State University and Santa Clara University students participate as interns at homeless service sites as part of a service-learning project addressing the needs of people who are homeless.
- Sunnyvale Community Services sponsors the Sunnyvale Volunteer Language Bank, utilized by homeless service agencies, with 140 volunteers speaking over 40 languages who translate for Sunnyvale Community Services and other agencies, medical offices, schools, police/fire and other services.

Proposed Supportive Services

Through Community Technology Alliance's www.HelpSCC.org website, the agency continues to work towards implementation of 2-1-1, the abbreviated phone number for access to information about health and human services, for those without access to a computer.

The Santa Clara Valley Health and Hospital System was awarded a grant for its "New Access Points: Health Care for the Homeless" program to expand health care services at seven access points throughout the County. Services will be augmented at the clinic at the Emergency Housing Consortium's Reception Center through a care coordination team, disease management, benefits enrollment and support services linkages. Four primary care clinics, which do not currently provide targeted services or are underutilized by homeless persons, will have care coordination staff dedicated to homeless people. A dental van and mobile health van will also be used to provide services at homeless service providers' sites, as well as at homeless camps.

ATTACHMENT 6

HUD Required Certifications

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
 - a. The dangers of drug abuse in the workplace;
 - b. The grantee's policy of maintaining a drug-free workplace;
 - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
 - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –
 - a. Abide by the terms of the statement; and
 - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted –
 - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying – To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with Plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official

Date

Title

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan --Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s), (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force --It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction; Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.

Signature/Authorized Official

Date

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs --it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Signature/Authorized Official

Date

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

Check _____ if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 21.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).